

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0067-00

Planning Report Date: November 18, 2024

**PROPOSAL:**

- **OCP Amendment** to allow for higher density of 1.22 FAR within the Mixed Employment designation
- **Rezoning** from IB to CD (based on IB)
- **Development Permit**

to permit the development of a multi-storey industrial building.

**LOCATION:**

- 12464 - Old Yale Road
- 12476 - Old Yale Road
- 10665 - 125 Street
- 10657 - 125 Street

**ZONING:**

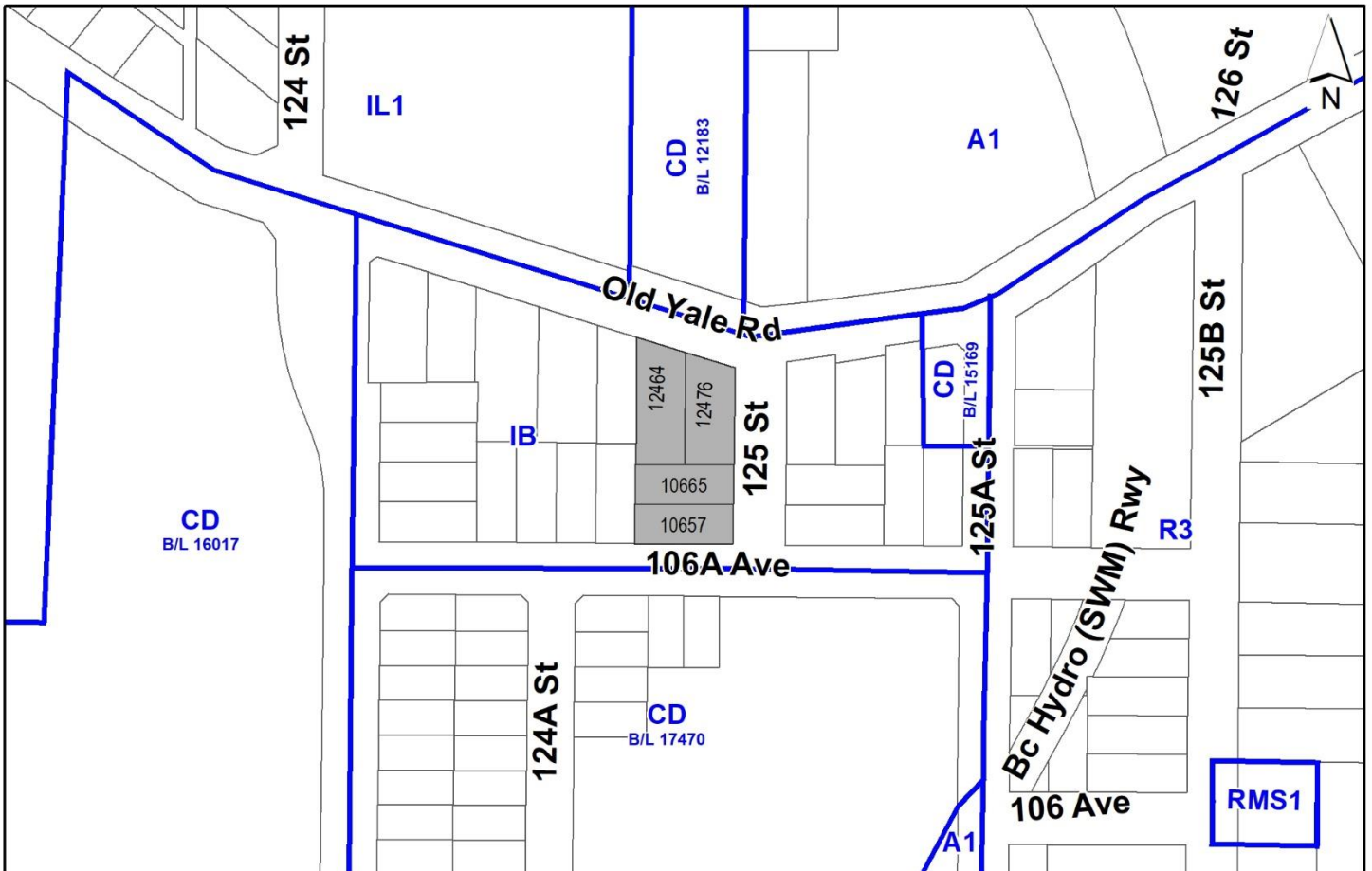
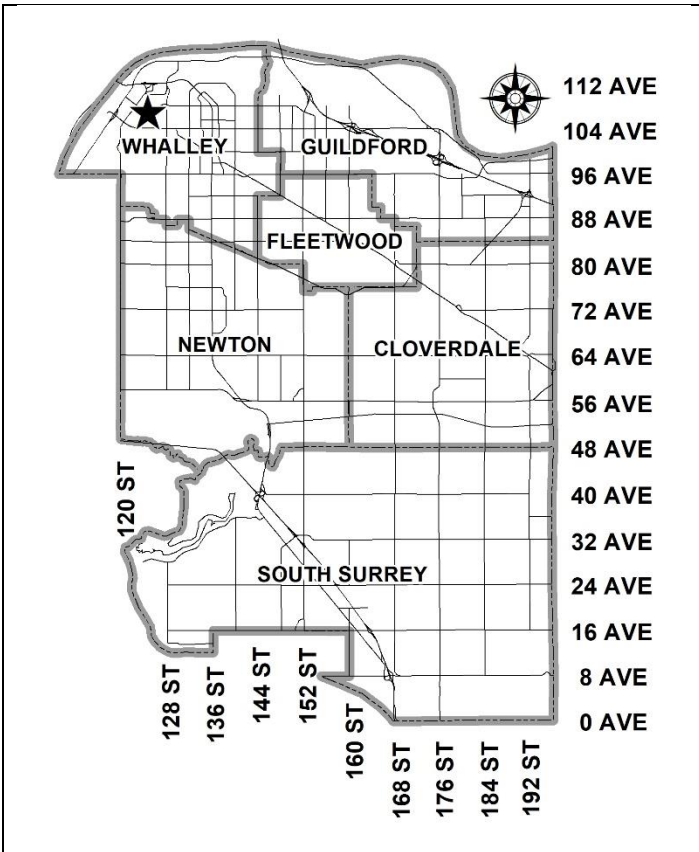
IB

**OCP DESIGNATION:**

Mixed Employment

**NCP DESIGNATION:**

Business Park



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to draft Development Permit for Form and Character and Hazard Lands.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to increase the density, setback, lot coverage and height requirements through a Comprehensive Development Zone.
- Proposing to reduce the landscape requirements for the southern setback area.
- Proposing a text amendment to "Table 7A: Land Use Designation Exemptions" of the Official Community Plan (OCP) to allow for a Floor Area Ratio (FAR) of 1.22 within the Mixed Employment land use designation.

## RATIONALE OF RECOMMENDATION

- The developer is a Surrey based lighting wholesaler and supplier that is looking to expand their operations in Surrey.
- The subject site is the first industrial development in the area east of Scott Road within South Westminster.
- The applicant has consolidated four lots to construct a high quality 4-storey industrial building while managing to address complex soil and geotechnical conditions and has found a creative solution in dealing with the floodplain.
- The proposal requires a site specific Text Amendment to the OCP to allow for increased density within the Mixed Employment designation from 1.0 FAR to 1.22 FAR to accommodate the multi-storey industrial building. Staff are generally supportive of efforts to intensify development on employment lands given their limited supply in Surrey and more generally in Metro Vancouver as a whole.
- The proposed additional density is intended to accommodate the industrial building with upper floor office but will not compromise the more intensive light-impact industrial/business park uses.
- The proposal is an example of a multi-storey industrial development which incorporates a high quality design and complies with the Development Permit requirements in the OCP for Form and Character.

- The proposal complies with the Business Park designation in the South Westminster Neighbourhood Concept Plan (NCP) and complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal complies with the Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend OCP 'Table 7a: Land Use Designation Exceptions' to allow for a higher density of 1.22 FAR within the Mixed Employment designation by adding the following site specific notation:

"Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
Bylaw #	Mixed Employment	12464 - Old Yale Road 12476 - Old Yale Road 10665 - 125 Street 10657 - 125 Street  Lot 7 Except: Parcel C (Bylaw Plan LMP2029), Block 1 Section 20 Block 5 North Range 2 West New Westminster District Plan 517  Lot 8 Except: Parcel D (Bylaw Plan LMP2029), Block 1 Section 20 Block 5 North Range 2 West New Westminster District Plan 517  Lot 9 Block 1 Section 20 Block 5 North Range 2 West New Westminster District Plan 517  Lot 10 Block 1 Section 20 Block 5 North Range 2 West New Westminster District Plan 517	Density permitted up to 1.22 FAR (net calculation)

and a date be set for Public Hearing.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Business Park Zone (IB)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No.7923-0067-00 for Form and Character and for Hazard Lands (Flood Prone Areas) generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (h) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Two vacant lots and two lots with single family dwellings.	Business Park	IB
North (Across Old Yale Road):	Scrap metal business.	Business Park	CD (By-law No. 12183)
East (Across unopened 125 Street):	Industrial business and storage of wrecked vehicles.	Business Park	IB
South (Across 106A Avenue):	Vacant residential lots.	Special Residential	CD (By-law No. 17470)
West:	Unauthorized truck parking.	Business Park	IB

### Context & Background

- The proposed site consists of 4 lots located at 12464 and 12456 Old Yale Road as well as 10657 and 10665 - 125 Street and is approximately 2,714 square metres in area.
- The subject site is designated "Mixed Employment" in the Official Community Plan (OCP), "Business Park" in the South Westminster NCP and zoned "Business Park Zone (IB)" in the Zoning By-law.

- The two lots fronting Old Yale Road have existing dwellings. The two lots at 10657 and 10665 - 125 Street front the unopened 125 Street.
- The four existing lots when combined will create a double fronting lot between Old Yale Road and 106A Avenue.
- The developer is a Surrey based lighting wholesaler and supplier that is looking to expand their operations in Surrey.
- The subject site is the first industrial development in the area east of Scott Road.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The subject application includes the following components:
  - OCP Amendment to increase the allowable floor area ratio permitted within the Mixed Employment designation to 1.22 FAR;
  - A Rezoning from "Business Park Zone (IB)" to "Comprehensive Development Zone (CD)"; and
  - A Development Permit for Form and Character and Hazard Lands (flood plain) for a three-storey industrial building.
- The proposed four-storey industrial building is intended for a lighting wholesaler and supplier, which includes a showroom of products.
- The layout of the building is as follows:
  - The first floor is an at-grade (underneath the building) parkade.
  - The second floor is the main floor and includes the warehouse.
  - The third floor is mezzanine office with the majority of the floor remaining as open-to-below for the warehouse area.
  - The fourth floor is designed as either an office component or potentially a daycare. The owner plans to rent this space out but expand into it as their business grows.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	2,713 square metres
Road Dedication:	65 square metres
Undevelopable Area:	n/a
Net Site Area:	2,648 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	20.2 metres
<b>Lot Coverage:</b>	60.5%
<b>Floor Area Ratio (FAR):</b>	1.22
<b>Floor Area</b>	
Industrial:	1,602 square metres
Mezzanine (office):	363 square metres
Office:	1,253 square metres

	<b>Proposed</b>
Total:	3,218 square metres

### Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	No concerns.
Surrey Fire Department:	No concerns.

### Transportation Considerations

- The site is proposed to be accessed via two driveways from Old Yale Road, with one driveway (western) accessing an at-grade (underneath the building) parkade and the second driveway (eastern) accessing the loading areas on the second (warehouse) floor. The applicant is required to demonstrate that adequate sightlines can be achieved and the applicant must construct physical measures at their cost to restrict the accesses to right-in/right-out only.
- Access to the site from 106A Avenue was explored however due to the residential interface on the south side, Staff were open to reviewing the proposed access points along Old Yale Road.
- The subject site is located approximately 500 metres from the Scott Road Frequent Transit Network and approximately 900 metres from the Scott Road Skytrain station. Most staff of the business live in Surrey.

### Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

### POLICY & BY-LAW CONSIDERATIONS

#### Regional Growth Strategy

- The subject site is designated Mixed Employment in Metro Vancouver's Regional Growth Strategy (RGS) which the proposal complies with.

#### Official Community Plan

#### Land Use Designation

- The subject site is designated Mixed Employment in the OCP. The Mixed Employment designation has a maximum Floor Area Ratio of 1.0.

- The applicant proposes a site specific Text Amendment to the OCP to allow for increased density within the Mixed Employment designation from 1.0 FAR to 1.22 FAR.

### Amendment Rationale

- The maximum floor area ratio in the Mixed Employment OCP designation is reflective of the form of development that is typical for light-impact industrial and/or business park developments. Staff are generally supportive of efforts to intensify development on employment lands given their limited supply in Surrey and more generally in Metro Vancouver as a whole.
- The proposed additional density is intended to accommodate the industrial building with upper floor office but will not compromise the more intensive light-impact industrial/business park uses.
- The site size is moderately constrained to accommodate the truck loading areas and parking. The proposed amendment to allow increased floor area will make the at-grade (underneath the building) parkade viable, thereby facilitating the intensification of employment uses on the site.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

### Themes/Policies

- E1.5 – Encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare;

*(The proposed development will increase the supply of industrial land.)*

- C2.38 – Ensure the loading and on-site access of goods delivery vehicles is considered in conjunction with overall urban development site design.

*(Site access and loading bays have been designed and located to be away from residential streets.)*

### **Secondary Plans**

#### Land Use Designation

- The subject site is designated as Business Park in the South Westminster NCP. As there will be both a Light Impact industry component and office component, the subject site complies with the Business Park designation.



## CD By-law

- The applicant proposes to rezone the subject site from "Business Park Zone (IB)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed multi-storey industrial and office building on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Business Park Zone (IB)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the IB Zone and the proposed CD By-law is illustrated in the following table:

Zoning	IB Zone (Part 47)	Proposed CD Zone
<b>Permitted Uses:</b>	<u>Principal</u> <ul style="list-style-type: none"> <li>• Light impact industry</li> <li>• Office uses with exclusions</li> <li>• General service uses</li> <li>• Warehouse uses</li> <li>• Distribution centres</li> </ul> <u>Accessory Uses</u> <ul style="list-style-type: none"> <li>• Personal service uses</li> <li>• Recreation Uses</li> <li>• Eating establishments</li> <li>• Community Services</li> <li>• Assembly halls</li> <li>• Child Care Centres</li> <li>• Caretaker Unit</li> </ul>	<u>Principal</u> <ul style="list-style-type: none"> <li>• Light impact industry , including wholesale and retail sales of products produced on the lot or as part of the wholesale or warehouse operations</li> <li>• Office uses with exclusions</li> <li>• General service uses</li> <li>• Warehouse uses</li> </ul> <u>Accessory Uses</u> <ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Floor Area Ratio:</b>	1.00	1.22
<b>Lot Area:</b>	1,800 sq.m.	3,430 sq. m.
<b>Lot Coverage:</b>	60%	61%
<b>Yards and Setbacks</b>	7.5 metres	0 metres – 6 metres
<b>Principal Building Height:</b>	12 metres	20.2 metres
<b>Landscaping:</b>	3 metre landscape strip	1.5 metre landscape strip along south property line

- The CD Bylaw differs from the "Business Park Zone (IB)" in that distribution centres have been eliminated as a Principal Use due to the lack of loading bays and the challenges of providing frequent Intensus access onto the arterial road, a distribution centre was deemed too intensive as a use. .
- The south setback has been reduced from 7.5 metres to 3.8 metres and the north setback has been reduced from 7.5 metres to 6.0 metres. The reduced south side setback is required to assist with the grading transition of the site as well as allow for a more efficient building layout on a constrained site.

- The FAR has been increased to 1.22 from 1.00 which is required to accommodate the multi-storey industrial building. Due to the dimensions and size of the lot, which requires an at-grade (underneath the building) parkade, a multi-storey industrial building, although expensive, was determined to be the most efficient form of an industrial building to construct on the lot. Intensifying the use of the site through increased floor area and height also provides an opportunity to expand the industrial and employment land base in the City through innovative design.
- Lot coverage has been increased from 60% to 61%.
- Building height has been increased from 12 metres to 20.2 metres which is required to accommodate the multi-storey industrial building with at-grade parking underneath the building. The proposed building will be 20.2 metres tall along Old Yale Road but will only be 17 metres tall along 106A Avenue which will provide a better interface with the residential lots to the south.
- The 3 metre landscaping strip requirements of the IB Zone has been reduced to 1.5 metres along the south property line. Due to grading issues and the constrained area of the site, the proposed building requires an increased setback along the north property line. The south property line has been reduced to accommodate this increased north setback.

### **Public Art Policy**

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on September 4, 2024, and the Development Proposal Signs were installed on September 9, 2024. Staff received no responses from neighbouring residents.

### **DEVELOPMENT PERMITS**

#### **Hazard Lands (Flood Prone) Development Permit Requirement**

- The subject property falls within the Hazard Lands (Flood Prone) Development Permit Area (DPA) in the OCP, given that the site is within the 200-year floodplain of the Fraser River. The Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions.
- The site slopes approximately 3 metres from 106A Avenue down to Old Yale Road.

- A feasibility study, prepared by Jaswinder S. Bansal, *P. Eng.*, of Bansal and Associates Consulting Engineers Inc. and dated June 16, 2022, was reviewed by staff and found to be generally acceptable, with some modifications to content of the report still required. The finalized study will be incorporated into the Development Permit and recommendations in their report are incorporated into the overall design of the site.
- The study investigated issues related to flooding to determine the feasibility of developing the site and proposes recommendations to mitigate potential hazards.
- A minimum flood plain elevation of approximately 4.7 metres geodetic is required. The applicant is proposing a main floor elevation of 5.76 metres geodetic elevation, which is approximately 1 metre above the minimum flood plain level.
- The main floor parking level is set at 2.41 MBE which is above Old Yale Road by 0.50 metres. The driveway rises approximately 0.50 metres to prevent the parkade from flooding in storm/rain events.
- The consultant has determined that the development is feasible provided that the subject site have two accesses off of Old Yale Road. The eastern access ramp leads to the main floor/Level 2, which includes loading areas for 5 tonne trucks. The west ramp leads to the at-grade (underneath the building) parkade where parking is located.
- Registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion is required as a condition of final adoption. As the at-grade (underneath the building) parkade is located within the floodplain, mechanical and electrical rooms will be required on the upper floors of the building.

### **Form and Character Development Permit Requirement**

- The subject site is a difficult site to develop due to a 3-metre grade change across the site, complex soil conditions and floodplain requirements.
- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the South Westminster Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the South Westminster Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to have the parkade meet flood requirements and reduce the massing interface with the vacant lots (future residential) to the south.

- The north elevation fronts Old Yale Road and will be the most visible façade of the building and will appear as a 4 storey building. Most pedestrian traffic will access the site from the north side of the building. Due to grading and flood plain requirements, the loading ramp and parkade entrance are prominent features of the elevation. The upper floors include substantial glazing and are primarily white and shades of grey. A wood panel canopy exists over the pedestrian entrance which leads to an internal elevator room. The proposed height of the north elevation is 20.3 metres.
- As the company wholesales lighting products, a primary feature of the north elevation will be displaying/showcasing lighting through the windows.
- As the west elevation is at the property line, it is primarily a solid white wall at the ground level. The applicant agrees to add some variation to this wall as a condition of final issuance of the Development Permit. The upper floor is set back and includes a row of windows. It is anticipated that when the properties to the west develop construction will occur at the property line, abutting and obscuring the wall.
- The south elevation fronting 106A Avenue appears as a three-storey building with the main floor (Level 2) close to grade but requires an accessibility ramp and approximately 8 stair risers to meet the main floor. The south entrance will not be the primary entrance. The proposed height of the south elevation is approximately 17 metres from the entrance to the top of the parapet. The façade is primarily white and grey with substantial glazing. Display of lighting products through windows will be limited along the south to reduce lighting impacts on residential properties.
- The east elevation includes a parking ramp to the main floor loading areas. Two loading doors are located in the middle of the elevation. The elevation is primarily white and shades of grey. The proposed setback is 7.5 metres from the east property line.
- The subject site requires 56 parking spaces and is proposing 58 spaces. All the parking will be located within the at-grade (underneath the building) parkade with loading areas located on the main floor.
- Signage is minimal, with only two small signs proposed on the north elevation (along Old Yale Road) and one sign proposed on the south façade (106A Avenue) which comply with the Sign By-law.

### Landscaping

- Landscaping is located along both the north and south setbacks.
- Within the north landscaping, are 3 trees with substantial shrubs. The majority of the north setback is a drive aisle for the parkade and second floor loading areas.
- The southern landscape includes 2 trees. An accessibility ramp is located within the centre of the frontage.

- Blank walls are visible along the east and west property lines. Both walls will be screened in the future as neighbouring properties develop.

### Outdoor Amenity

- An employee outdoor common space is proposed at the southeast portion of the site at the end of the loading bay ramp. The area includes sitting areas and some landscaping.
- The fourth floor includes a 300 square metre patio which may be used as an outdoor play area for the potential daycare.

### Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:
  - improving the grading and reducing stairs along the Old Yale Road (north) frontage;
  - adding variation to the western blank wall; and
  - Provision of landscaping to add variation to the retaining walls along the north and south property lines.

## TREES

- Alexander Groenewold, ISA Certified Arborist of KD Planning and Design Ltd. prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix III):
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

**Table 1: Summary of Proposed Onsite Tree Preservation by Tree Species:**

	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	0	0	0
Alder/Cottonwood (within riparian area)	n/a	n/a	n/a
Deciduous Trees	n/a	n/a	n/a
Coniferous Trees	n/a	n/a	n/a
<b><u>Onsite Tree Totals</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>
<b>Onsite Replacement Trees Proposed</b>	<b>5</b>		
<b>Total Onsite Retained and Replacement Trees</b>	<b>5</b>		

- The Arborist Assessment states that there are a no bylaw protected trees on the site but 2 offsite trees with one off-site tree being removed and one off-site tree being retained. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees. This will require a proposed total of 1 replacement trees on the site. The applicant is proposing 5 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on Old Yale Road and 106A Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including European Hornbeam.
- In summary, a total of 5 trees are proposed to be retained or replaced on the site and one off-site tree is to be retained.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix IV.	OCP Redesignation Map

*approved by Shawn Low*

Ron Gill  
Acting General Manager  
Planning and Development

JKS/cm

# Appendix I



New Development For 10657 & 10665 125 Street + 12476 & 12464 Old Yale Road  
Development Permit Application Project # 7923-0067-00



KCC Architecture & Design Ltd. [kccarchitecture.com](http://kccarchitecture.com)  
Unit 409 1493 Foster Street, White Rock, BC V4B 0C4 Tel: 866.362.4717



**SITE DATA**

**CMC ADDRESS**

12464 & 12476 OLD YALE ROAD, 10657 & 10665 125 STREET, SURREY, B.C.

**LEGAL DESCRIPTION**

LOT 7 BLOCK 1 SECTION 20 RANGE 2 PLAN NWP517 NWD EXCEPT PLAN LMP2023, & BLK 5N, (PID 011-631-678)  
 LOT 8 BLOCK 1 SECTION 20 RANGE 2 PLAN NWP517 NWD EXCEPT PLAN REF LMP2023, (PID 011-631-716)  
 LOT 9 BLOCK 1 SECTION 20 RANGE 2 PLAN NWP517 NWD (PID 011-631-732)  
 LOT 9 BLOCK 1 SECTION 20 RANGE 2 PLAN NWP517 NWD (PID 011-631-724)

**ZONING**

IB BUSINESS PARK ZONE

**SITE AREA**

GROSS SITE AREA	29,208.61 SF	2,713.57 SM
ROAD DEDICATION	701.22 SF	65.15 SM
NET SITE AREA	28,507.39 SF	2,648.42 SM

**BUILDING FOOTPRINT**

	17,242.32 SF	1,601.86 SM
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**GROSS FLOOR AREA**

BUILDING			
LEVEL 1 (PARKADE)	23,553.52 SF	2,166.19 SM	
LEVEL 2 (WAREHOUSE)	17,242.32 SF	1,601.86 SM	
LEVEL 3 (MEZZANINE)	3,906.75 SF	362.65 SM	
LEVEL 4 (OFFICE)	13,492.92 SF	1,253.53 SM	
<b>SUBTOTAL</b>	<b>34,641.99 SF</b>	<b>3,218.34 SM</b>	

**DENSITY (FAR)**

1.0	PERMITTED
1.22	PROVIDED

**LOT COVERAGE**

60%	PERMITTED
80.46%	PROVIDED

**BUILDING HEIGHT**

12M	PERMITTED
20.2M	PROVIDED

**BUILDING SETBACKS**

FRONT YARD (OLD YALE)	7.50M	PERMITTED
	6.00M	PROPOSED
REAR YARD (106A AVENUE)	7.50M	PERMITTED
	3.60M	PROPOSED
SIDE YARD (WEST)	7.50M	PERMITTED
	0.00M	PROPOSED
SIDE YARD (EAST)	7.50M	PERMITTED
	7.50M	PROVIDED

**STANDARD PARKING REQUIREMENTS**

INDUSTRY (LIGHT IMPACT)	1 SPACE PER 100SM OF G.F.A.	1,601.86 SM / 100'1" =	16.02
OFFICE USE	2.5 SPACE PER 100SM OF G.F.A.	1,616.48 SM / 100'2.5" =	40.41
<b>TOTAL REQUIRED</b>			56.43
<b>PROVIDED</b>			58

**ACCESSIBLE PARKING REQUIREMENTS**

IF MORE THAN 12 SPACES 2% ARE REQUIRED			
ACCESSIBLE = 2%			1.13
(50% OF ACCESSIBLE PARKING SPACES MUST BE PROVIDED AS VAN-ACCESSIBLE PARKING SPACES)			
<b>TOTAL PROVIDED</b>			1

**ELECTRIC VEHICLE CHARGING INFRASTRUCTURE**

(20% REQUIRED = 11)			12
<b>PROVIDED</b>			

**ARCHITECTURAL DRAWING LIST**

A0.0	COVER SHEET
A1.0	PROJECT DATA
A2.0	SITE PLAN
A2.1	FIRE TRUCK ACCESS
A2.2	PROPERTY LINES
A3.0	LEVEL 1 / PARKADE FLOOR PLAN
A3.1	LEVEL 2 / WAREHOUSE FLOOR PLAN
A3.2	LEVEL 3 / MEZZANINE
A3.3	LEVEL 4 / OFFICE
A3.4	ROOF PLAN
A4.0	ELEVATIONS
A4.1	ELEVATIONS
A5.0	BUILDING SECTION 1
A5.1	BUILDING SECTION 2
A5.3	STREET SECTION
A5.4	STREET SECTION
A6.0	ISO VIEWS
A6.1	ISO VIEWS
A6.2	RENDERING
A6.3	RENDERING

**OWNER**

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 Email: info@bansalassociates.com



**CONTEXT PLAN**



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NO.	DATE	ISSUANCE
1	2024 08 09	ISSUED FOR REVIEW
2	2024 08 13	ISSUED FOR DP
3	2024 10 17	RE-ISSUED FOR DP



**PROPOSED NEW DEVELOPMENT**

12464 Old Yale Road  
 Surrey BC

**PROJECT DATA**

**A 1.0**



DRAWN: LL  
 CHECKED: KC

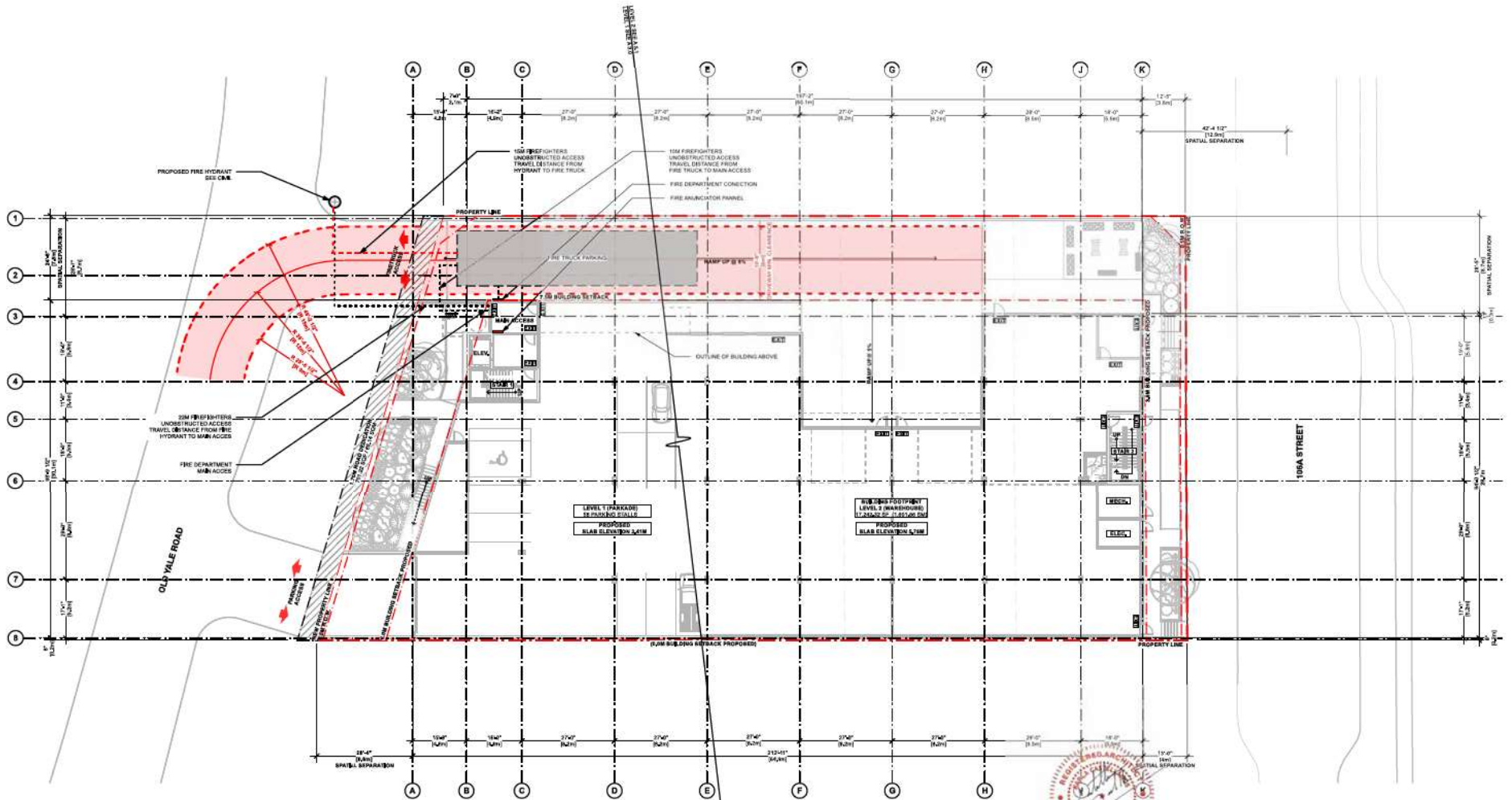
SCALE: 1:1

FILE: 2214

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 Unit 407 1493 Foster Street White Rock BC V4B 0C4 Tel: 855 382 4717







**GENERAL NOTES:**

- FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY ELDTW 215 SOUTHAMPTON ROAD
- FOR CIVIL REFER TO DRAWING PREPARED BY KMC&E 18 E 3500 WMC 22078
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KD PLANNING FILE 22078
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROVIDE PROVISIONS FOR EXTERNAL BY OWNERS

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NO.	DATE	ISSUANCE
1	2024 06 25	ISSUED FOR REVIEW
2	2024 08 09	ISSUED FOR REVIEW
3	2024 08 13	ISSUED FOR DP
4	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Vale Road  
Surrey BC

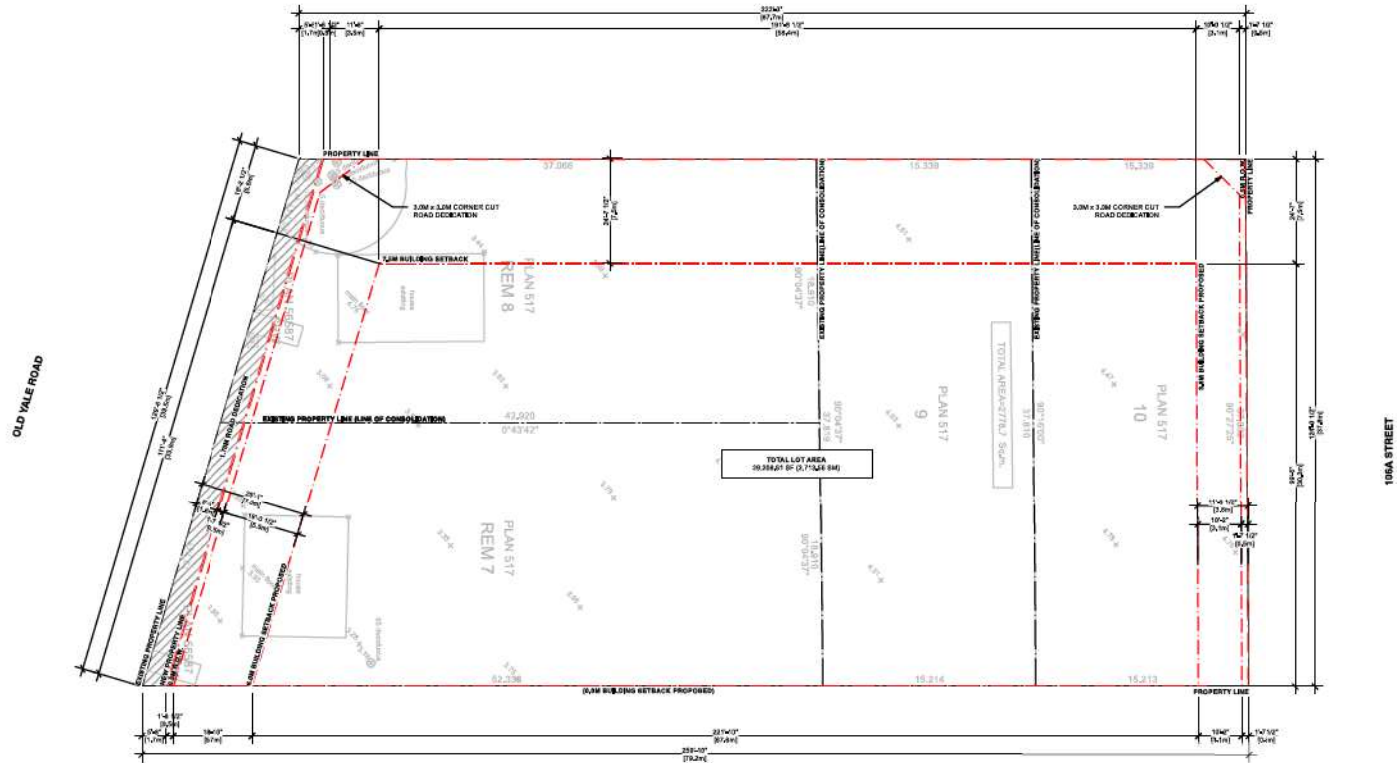
**FIRE TRUCK ACCESS**

**A 2.1**



DRAWN: LL  
CHECKED: KC  
SCALE: 1:350  
FILE: 2214

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kccarchitecture.com



**GENERAL NOTES:**

- FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY EL DAKI & ASSOCIATES (SEATED 3036846)
- FOR CIVIL REFER TO DRAWING PREPARED BY KIMCO & ASSOCIATES (SEATED 3036846)
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KD PLANNING FILE 23789
- FOR ELECTRICAL REFER TO DRAWING PREPARED BY KIMCO & ASSOCIATES (SEATED 3036846)
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROVIDE PROVISIONS FOR EXTERNAL BY OWNERS

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NO.	DATE	ISSUANCE
1	2024 06 25	ISSUED FOR REVIEW
2	2024 08 09	ISSUED FOR REVIEW
3	2024 08 13	ISSUED FOR DP
4	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Yale Road  
Surrey BC



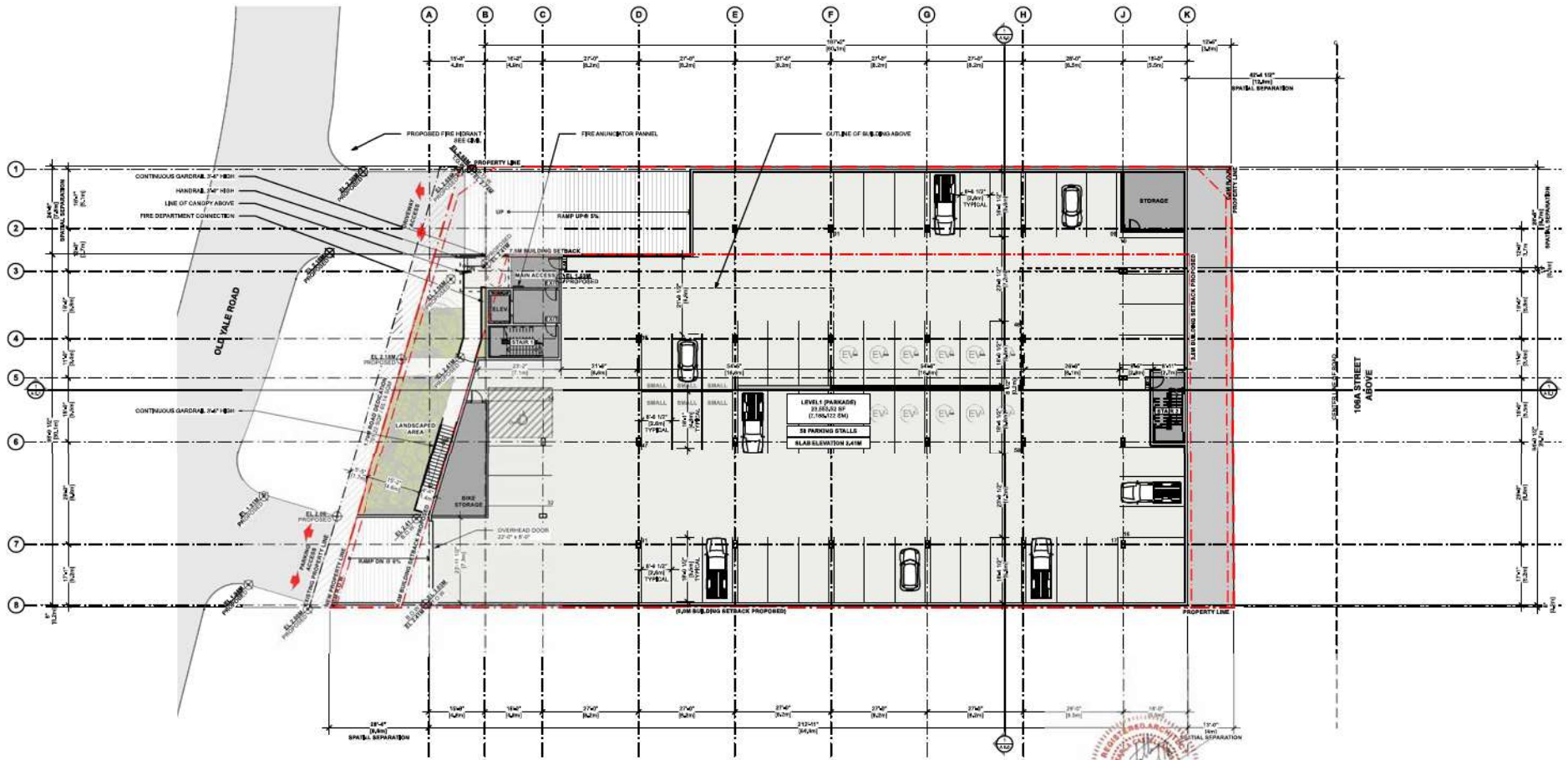
PROPERTY LINES

A 2.2



DRAWN: LL  
CHECKED: KC  
SCALE: 1:350  
R/E: 2214

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**GENERAL NOTES:**

- FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY ELI DAVIS & SONS LIMITED (SEASIDE BOULEVARD)
- FOR CIVIL REFER TO DRAWING PREPARED BY KIMCO & SONS (L.C. 3500/10/03 2024/07)
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KD PLANNING FILE 230789 (SEASIDE BOULEVARD)
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROVIDE PROVISIONS FOR EXTERNAL BY OWNERS

NO.	DATE	ISSUANCE
1	2024 04 26	ISSUED FOR REVIEW
2	2024 05 10	ISSUED FOR REVIEW
3	2024 06 17	ISSUED FOR REVIEW
4	2024 06 25	ISSUED FOR REVIEW
5	2024 08 09	ISSUED FOR REVIEW
6	2024 08 13	ISSUED FOR DP
7	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Vale Road  
Surrey BC

LEVEL 1 / PARKADE

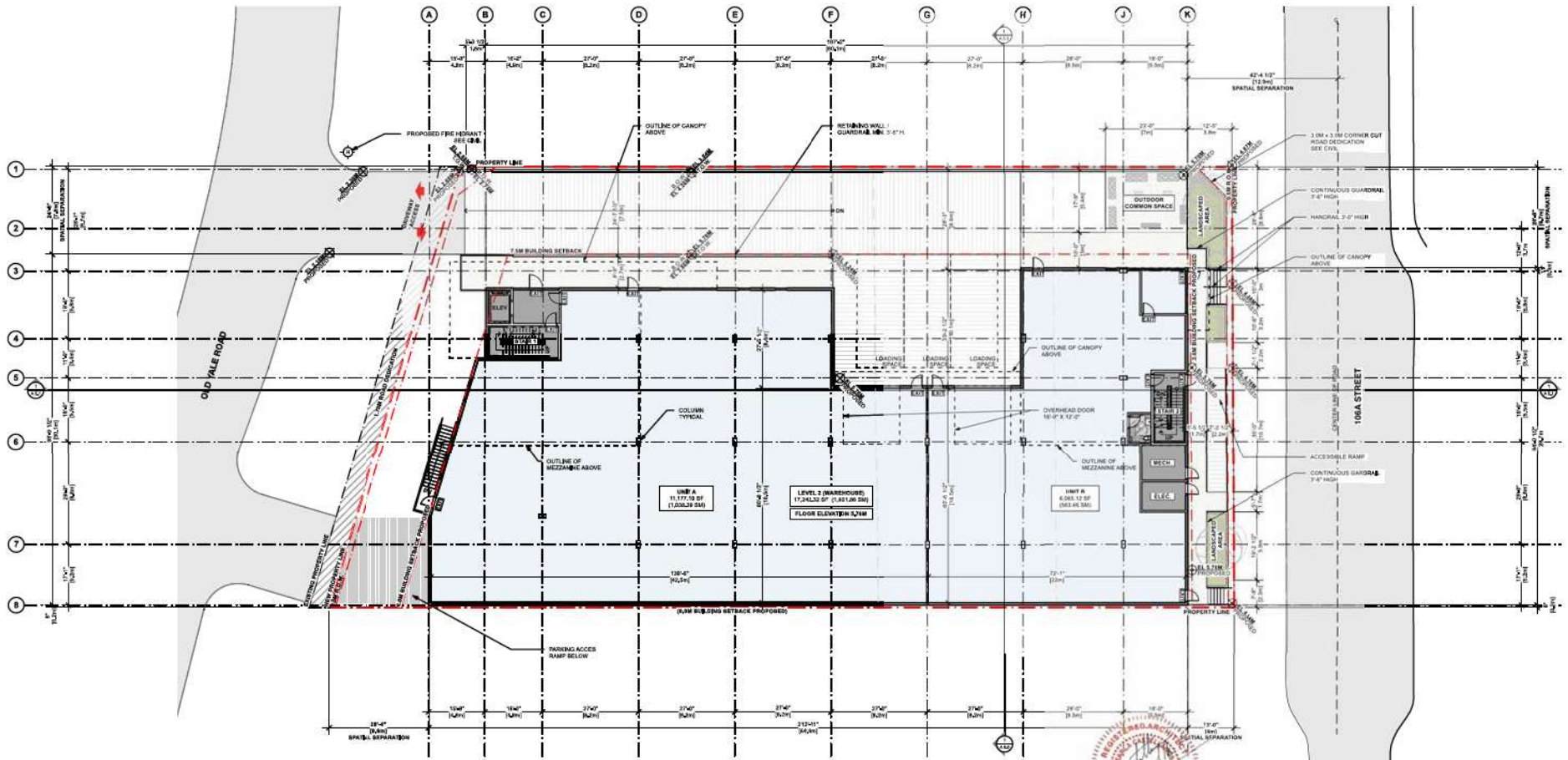
A 3.0



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DRAWN: LL  
CHECKED: KC  
SCALE: 1/320  
R/E: 2214

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**GENERAL NOTES:**

- FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY EL DAKRIS & ASSOCIATES (SEE DRAWING)
- FOR CIVIL REFER TO DRAWING PREPARED BY KIMCO & ASSOCIATES (SEE DRAWING)
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KD PLANNING FILE 230788 (SEE DRAWING)
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROVIDE PROVISIONS FOR EXTERNAL BY CHARGES

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NO.	DATE	ISSUANCE
1	2024 04 25	ISSUED FOR REVIEW
2	2024 05 10	ISSUED FOR REVIEW
3	2024 05 17	ISSUED FOR REVIEW
4	2024 06 25	ISSUED FOR REVIEW
5	2024 08 05	ISSUED FOR COORDINATION
6	2024 08 09	ISSUED FOR REVIEW
7	2024 08 13	ISSUED FOR DP
8	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Yale Road  
Surrey BC

**LEVEL 2 / WAREHOUSE**

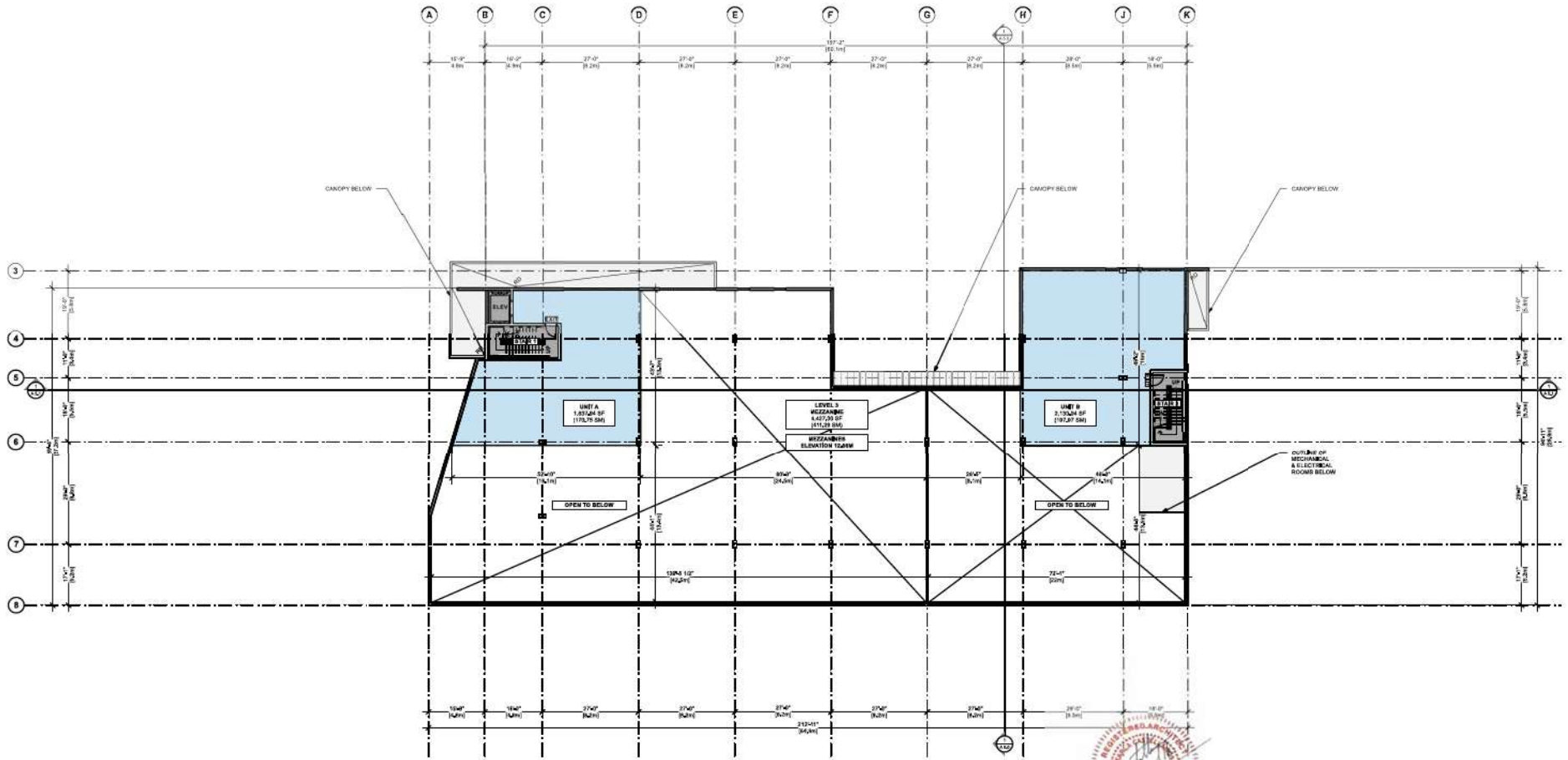
**A 3.1**



DRAWN: LL  
CHECKED: KC  
SCALE: 1/320  
FILE: 2214

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**GENERAL NOTES:**

- FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY ELDTWY 75 5 (DATE: 15/05/2018)
- FOR CIVIL REFER TO DRAWING PREPARED BY KMC 25 10 E 3503/1/16/2018
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KD PLANNING FILE 230789
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PREPARE PROVISIONS FOR EXTERNAL BY OWNERS

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NO.	DATE	ISSUANCE
1	2024 04 26	ISSUED FOR REVIEW
2	2024 05 10	ISSUED FOR REVIEW
3	2024 06 17	ISSUED FOR REVIEW
4	2024 06 25	ISSUED FOR REVIEW
5	2024 08 09	ISSUED FOR REVIEW
6	2024 08 13	ISSUED FOR DP
7	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Yale Road  
Surrey BC

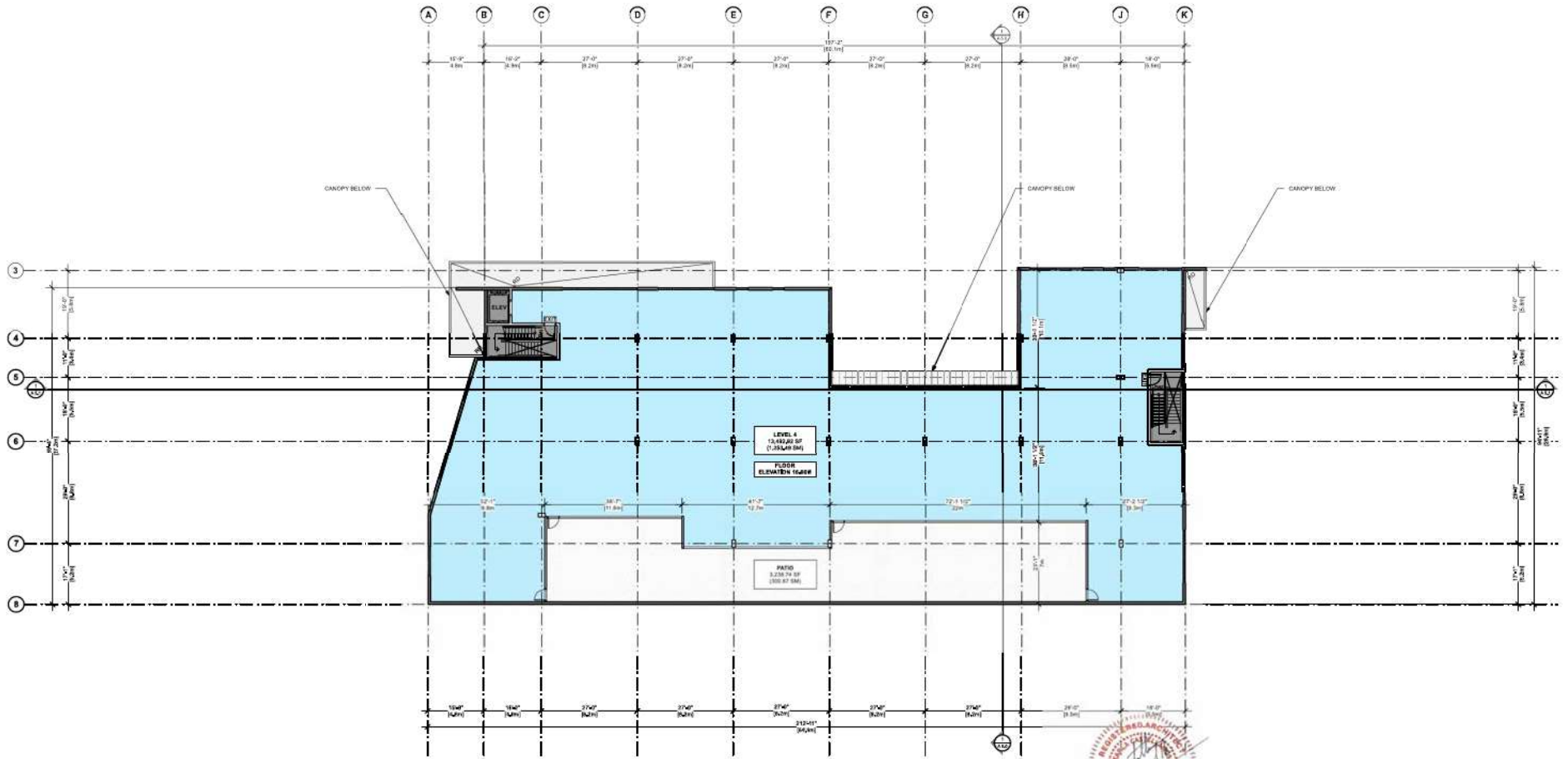
**LEVEL 3 / MEZZANINE**

**A 3.2**



DRAWN: LL  
CHECKED: KC  
SCALE: 1/320  
R/E: 2214

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kccarchitecture.com



**GENERAL NOTES:**

- FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY ELWOOD & SONS LIMITED (SEASIDE HOUSING)
- FOR CIVIL REFER TO DRAWING PREPARED BY KIMCO & SONS (L.C. 3500) (L.C. 3500) (L.C. 3500)
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KD PLANNING FILE 23789 (SEASIDE HOUSING)
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROVIDE PROVISIONS FOR EXTERNAL BY OWNERS

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NO.	DATE	ISSUANCE
1	2024 04 26	ISSUED FOR REVIEW
2	2024 05 10	ISSUED FOR REVIEW
3	2024 05 17	ISSUED FOR REVIEW
4	2024 05 23	ISSUED FOR REVIEW
5	2024 05 25	ISSUED FOR REVIEW
6	2024 08 09	ISSUED FOR REVIEW
7	2024 08 13	ISSUED FOR DP
8	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Yale Road  
Surrey BC

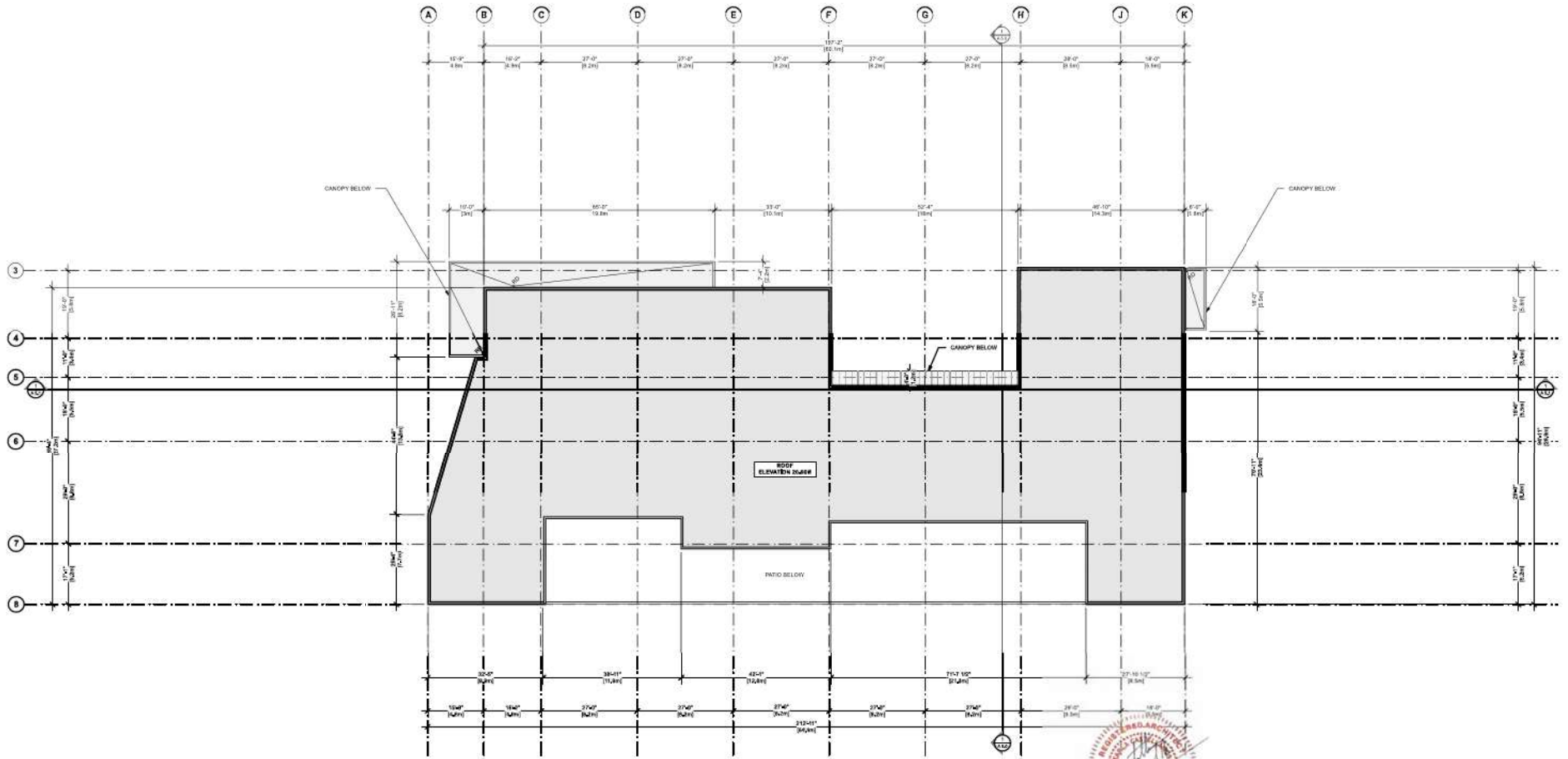
LEVEL 4 / OFFICE

A 3.3



DRAWN: LL  
CHECKED: KC  
SCALE: 1/320  
R/E: 2214

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kccarchitecture.com



**GENERAL NOTES:**

- FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY ELWOOD & SONS LIMITED (SHOWN AS SHOWN)
- FOR CIVIL REFER TO DRAWING PREPARED BY KIMBLE & E. 3509/14/03 2020/17
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KD PLANNING FILE 230789 2024/10/17
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROVIDE ROUGHINGS FOR EXTERNAL BY OTHERS



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NO.	DATE	ISSUANCE
1	2024 08 09	ISSUED FOR REVIEW
2	2024 08 13	ISSUED FOR DP
3	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Yale Road  
Surrey BC

ROOF PLAN

A 3.4



DRAWN: LL  
CHECKED: KC  
SCALE: 1/320  
R/E: 2214

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kccarchitecture.com





1 NORTH ELEVATION OLD YALE ROAD  
1 = 3/64



2 SOUTH ELEVATION 106 A STREET  
1 = 3/64

**MATERIAL LEGEND**

- |                                     |  |                                  |
|-------------------------------------|--|----------------------------------|
| <b>A</b> IMP COLOUR 1 (WHITE)       | <b>F</b> CURTAIN WALL                    | <b>K</b> STEEL HANDRAIL          |
| <b>B</b> IMP COLOUR 2 (LIGHT GRAY)  | <b>G</b> CANOPY                          | <b>L</b> TEMPERED GLASS HANDRAIL |
| <b>C</b> IMP COLOUR 3 (MEDIUM GRAY) | <b>H</b> STEEL FRAME HOLLOW METAL DOOR   | <b>M</b> METAL PANEL (DARK GRAY) |
| <b>D</b> IMP COLOUR 4 (DARK GRAY)   | <b>I</b> INSULATED OVERHEAD DOOR PAINTED | <b>N</b> BOLLARDS                |
| <b>E</b> METAL FAUX WOOD PANEL      | <b>J</b> CONCRETE                        | <b>O</b> SOFFIT                  |

**GENERAL NOTES**

- FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY CLIENTS TO BE EXACTLY SCALED TO DRAWING
- FOR CIVIL REFER TO DRAWING PREPARED BY KIMCOE ENGINEERING INC. 2024-08-13
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KIMCOE ENGINEERING INC. 2024-08-13
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROVIDE SIGNAGE FOR EXTERNAL BY OWNERS

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- NO.
- 1
  - 2
  - 3
  - 4
  - 5

<b>DATE</b>	<b>ISSUANCE</b>
2024 07 11	ISSUED FOR COORDINATION
2024 08 01	ISSUED FOR REVIEW
2024 08 09	ISSUED FOR REVIEW
2024 08 13	ISSUED FOR DP
2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Yale Road  
Surrey BC

**ELEVATIONS**

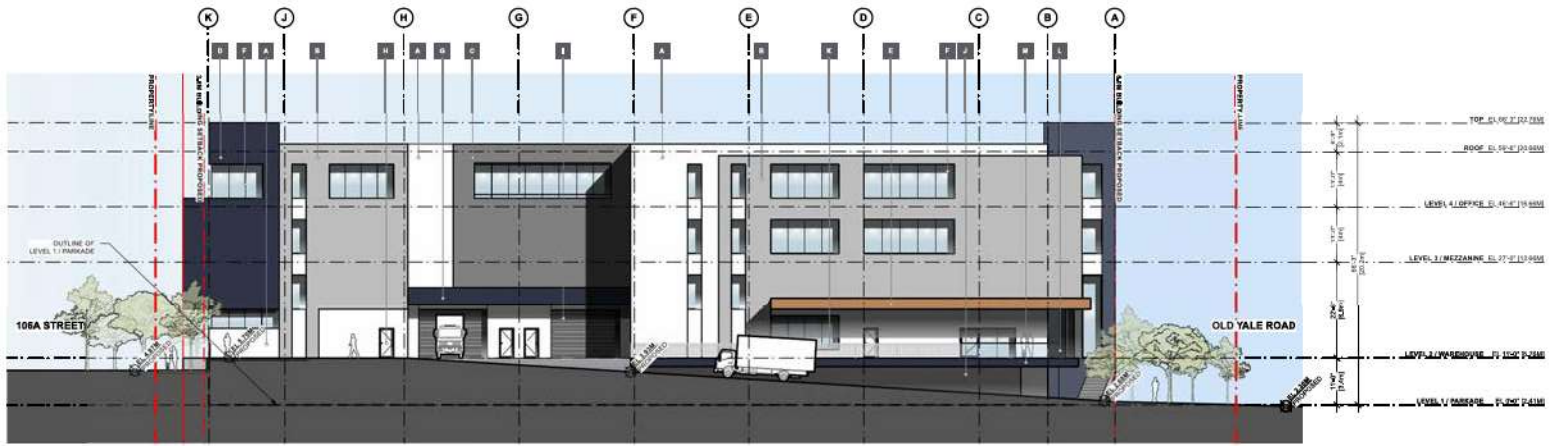
**A 4.0**



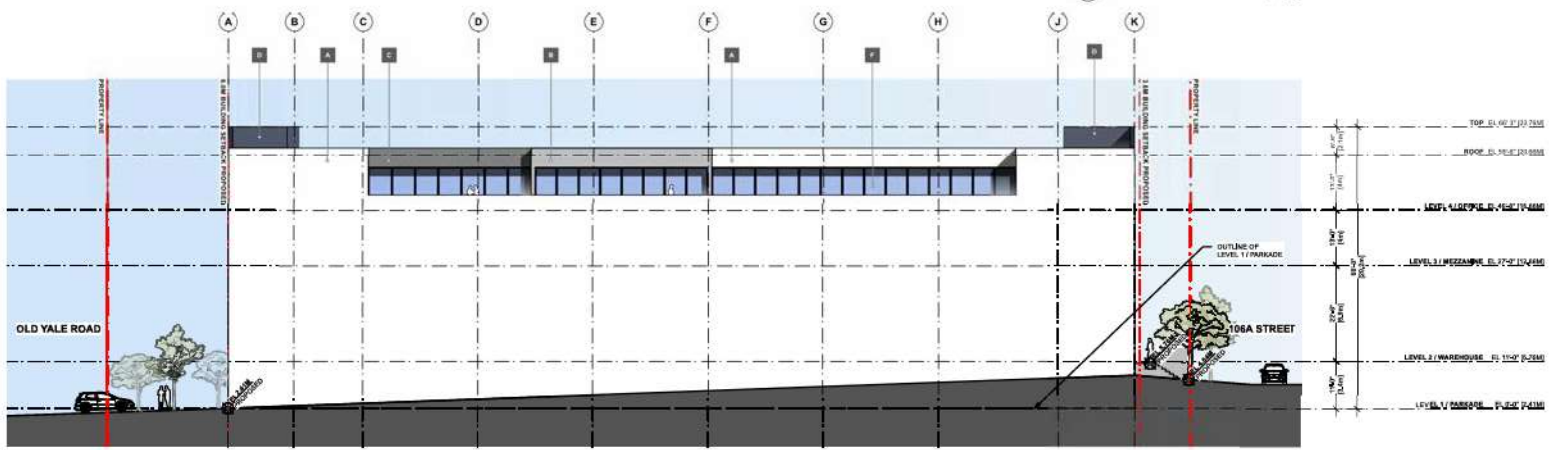
DRAWN: LL  
CHECKED: KC  
SCALE: 1/320  
R/E: 2214

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kccarchitecture.com





1 EAST ELEVATION  
1 = 300



2 WEST ELEVATION  
1 = 300

**MATERIAL LEGEND**

- |                                     |  |                                  |
|-------------------------------------|--|----------------------------------|
| <b>A</b> BWP COLOUR 1 (WHITE)       | <b>F</b> CURTAIN WALL                    | <b>K</b> STEEL HANDRAIL          |
| <b>B</b> BWP COLOUR 2 (LIGHT GRAY)  | <b>G</b> CANOPY                          | <b>L</b> TEMPERED GLASS HANDRAIL |
| <b>C</b> BWP COLOUR 3 (MEDIUM GRAY) | <b>H</b> STEEL FRAME HOLLOW METAL DOOR   | <b>M</b> METAL PANEL (DARK GRAY) |
| <b>D</b> BWP COLOUR 4 (DARK GRAY)   | <b>I</b> INSULATED OVERHEAD DOOR PAINTED | <b>N</b> BOLLARDS                |
| <b>E</b> METAL FAUX WOOD PANEL      | <b>J</b> CONCRETE                        | <b>O</b> SOFFIT                  |

**GENERAL NOTES**

- FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY CLIENTS TO BE GOVERNMENT GRANTED (SOUND)
- FOR CIVIL REFER TO DRAWING PREPARED BY KIMCO INC. E-3509/16-03-2017
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KD PLANNING FILE 23078
- FOR ELECTRICAL REFER TO DRAWING PREPARED BY KIMCO INC. E-3509/16-03-2017
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<b>NO.</b>	<b>DATE</b>	<b>ISSUANCE</b>
1	2024 07 11	ISSUED FOR COORDINATION
2	2024 08 01	ISSUED FOR REVIEW
3	2024 08 09	ISSUED FOR REVIEW
4	2024 08 13	ISSUED FOR DP
5	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Yale Road  
Surrey BC

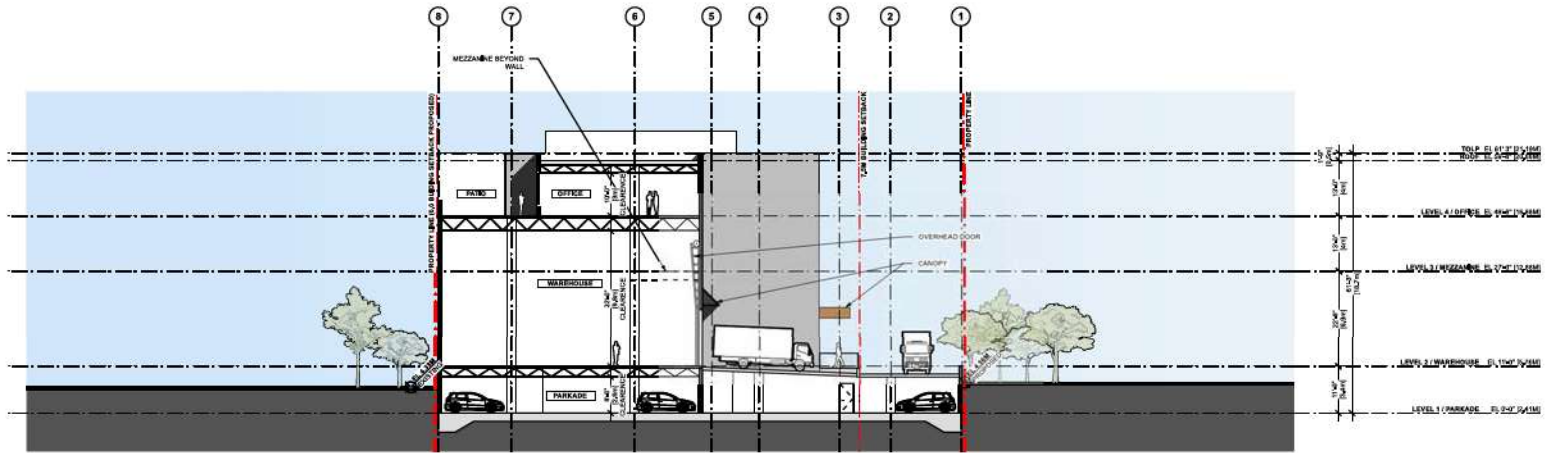
**ELEVATIONS**

A 4.1



DRAWN: LL  
CHECKED: KC  
SCALE: 1:300  
R/E: 2214

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SECTION 1  
1 = 3/8"

**GENERAL NOTES:**

- FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY EL DAKI & ASSOCIATES (SHADE BOUNDARY)
- FOR CIVIL REFER TO DRAWING PREPARED BY KIMCO & ASSOCIATES (SHADE BOUNDARY)
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KD PLANNING FILE 23789 (SHADE BOUNDARY)
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROVIDE DIMENSIONS FOR EXTERNAL BY OWNERS

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NO.	DATE	ISSUANCE
1	2024 05 21	ISSUED FOR REVIEW
2	2024 08 09	ISSUED FOR DP
3	2024 08 13	ISSUED FOR DP
4	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Yale Road  
Surrey BC



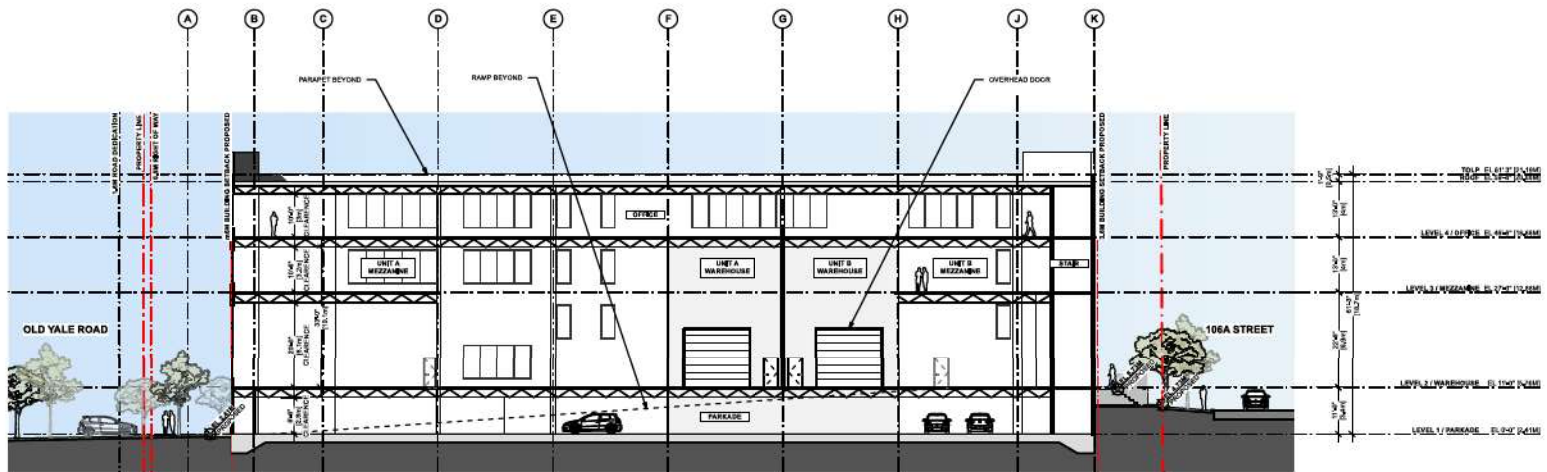
BUILDING SECTION 1

A 5.0



DRAWN: LL  
CHECKED: KC  
SCALE: 1/320  
R/E: 2214

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1 SECTION 2  
1 = 3/32

**GENERAL NOTES**

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- FOR CIVIL REFER TO DRAWING PREPARED BY KIMCO # 18 E 3500/1/16 230789
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KD PLANNING FILE 230789
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
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3	2024 08 13	ISSUED FOR DP
4	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
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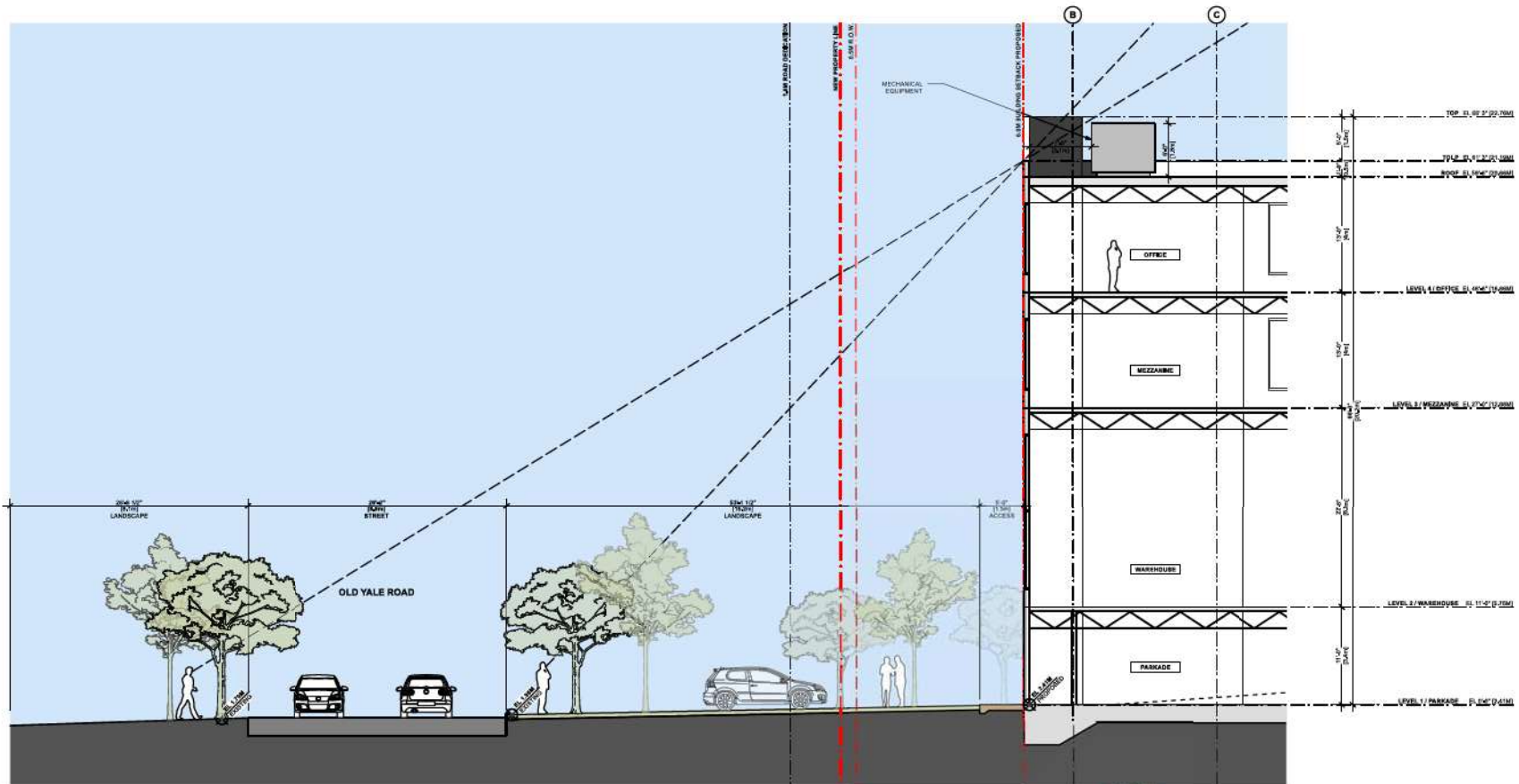
BUILDING SECTION 2

A 5.1



DRAWN: LL  
CHECKED: KC  
SCALE: 1/320  
R/E: 2214

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1 STREET SECTION / OLD YALE ROAD  
1" = 150'

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 - FOR CIVIL REFER TO DRAWING PREPARED BY KIMCO & CO. (MECHANICAL ROOM)  
 - FOR LANDSCAPE REFER TO DRAWING PREPARED BY KIMCO & CO. (LANDSCAPE)  
 - ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION  
 - PROVIDE ROUGHNESS FOR EXTERNAL BY OWNERS

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NO.	DATE	ISSUANCE
1	2024 08 13	ISSUED FOR DP
2	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
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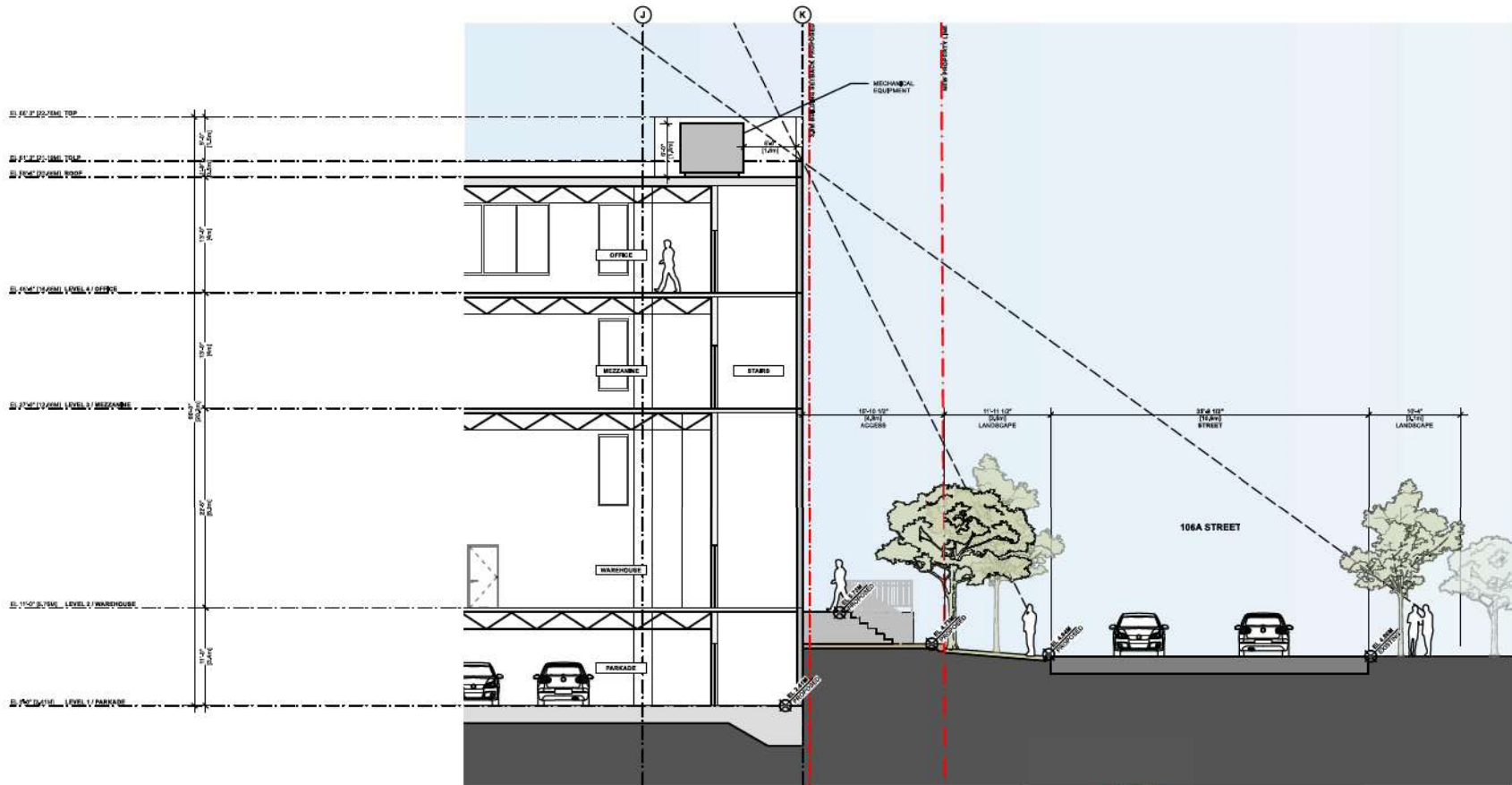
STREET SECTION

A 5.3



DRAWN: LL  
 CHECKED: KC  
 SCALE: 1:150  
 FILE: 2214

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- FOR CIVIL REFER TO DRAWING PREPARED BY KMC/IF E/ISSUED/ISSUED
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KMC/IF E/ISSUED/ISSUED
- FOR MECHANICAL REFER TO DRAWING PREPARED BY KMC/IF E/ISSUED/ISSUED
- FOR ELECTRICAL REFER TO DRAWING PREPARED BY KMC/IF E/ISSUED/ISSUED
- FOR STRUCTURAL REFER TO DRAWING PREPARED BY KMC/IF E/ISSUED/ISSUED
- FOR PLUMBING REFER TO DRAWING PREPARED BY KMC/IF E/ISSUED/ISSUED
- FOR FIRE REFER TO DRAWING PREPARED BY KMC/IF E/ISSUED/ISSUED
- FOR SECURITY REFER TO DRAWING PREPARED BY KMC/IF E/ISSUED/ISSUED
- FOR SPECIAL REFER TO DRAWING PREPARED BY KMC/IF E/ISSUED/ISSUED
- FOR OTHER REFER TO DRAWING PREPARED BY KMC/IF E/ISSUED/ISSUED
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROVIDE DIMENSIONS FOR EXTERNAL BY OWNERS

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PROPOSED NEW DEVELOPMENT  
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STREET SECTION

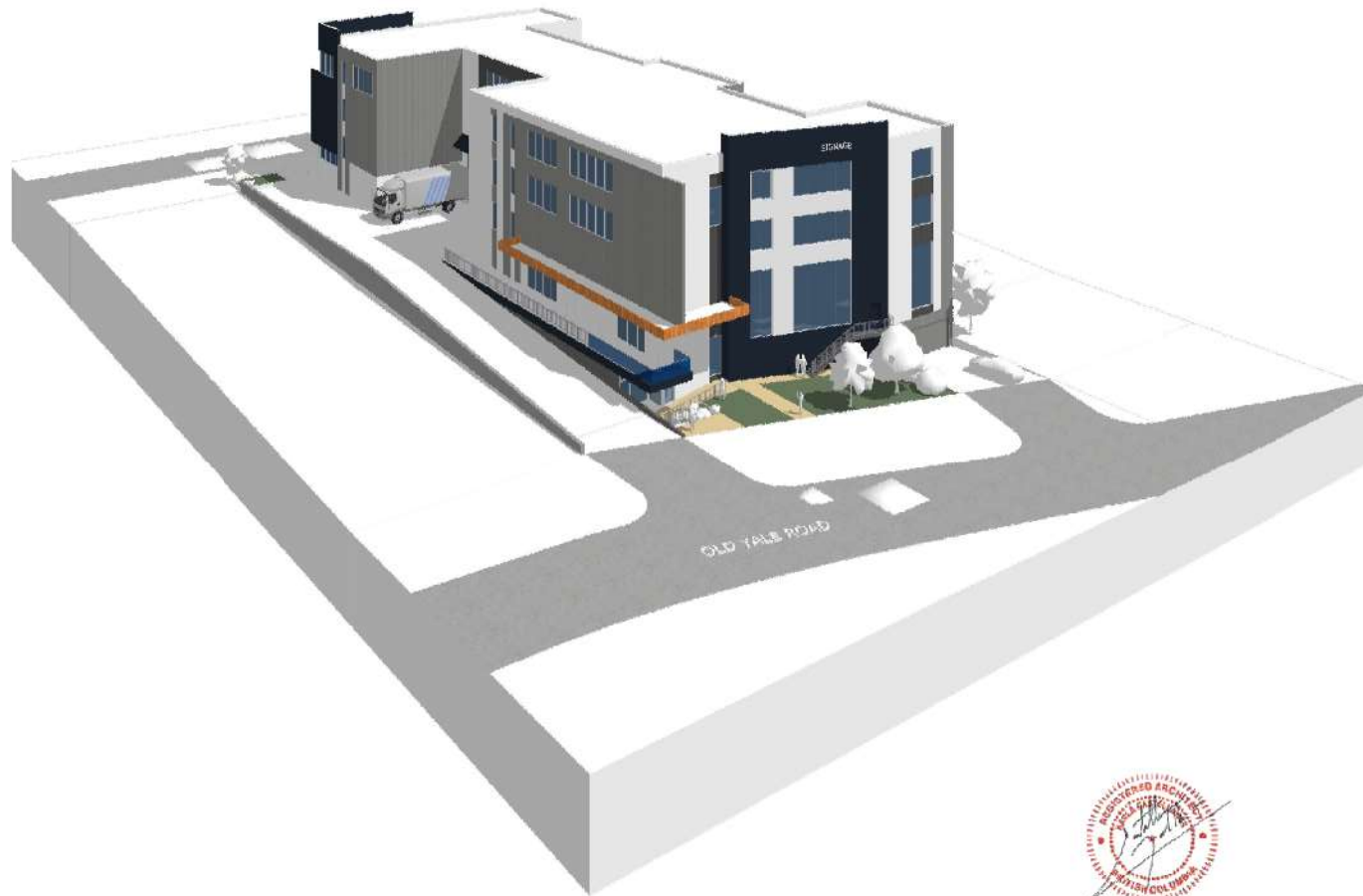
A 5.4



1 STREET SECTION / 106A STREET  
1 = 1/50

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NO.  
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2

DATE  
2024 08 13  
2024 10 17

ISSUANCE  
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PROPOSED NEW DEVELOPMENT  
12464 Old Yale Road  
Surrey BC

ISO VIEWS

A 6.0



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NO.  
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2

DATE  
2024 08 13  
2024 10 17

ISSUANCE  
ISSUED FOR DP  
RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
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ISO VIEWS

A 6.1



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NO.  
1  
2

DATE  
2024 08 13  
2024 10 17

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PROPOSED NEW DEVELOPMENT

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RENDERING

A 6.2



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NO.  
1  
2

DATE  
2024 08 13  
2024 10 17

ISSUANCE  
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RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
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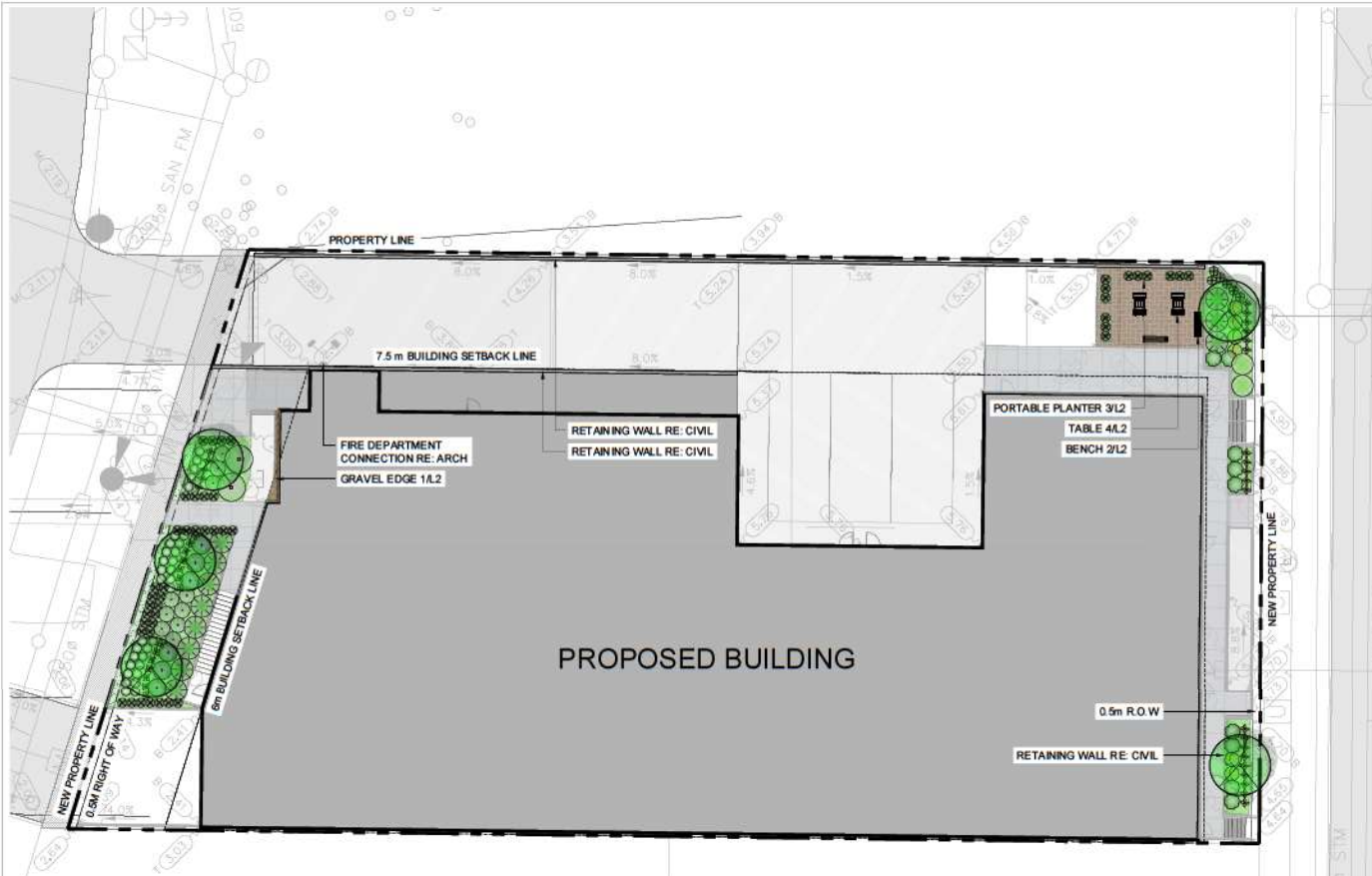
RENDERING

A 6.3



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SCALE: 1:1  
R/E: 2214

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- GENERAL NOTES**
1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
  2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
  3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
  4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS, OR ANY RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
  5. OBTAIN UTILITY AND SERVICES LOCATIONS PRIOR TO BEGINNING CONSTRUCTION WORKS.
  6. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER FORM OR CONTRIBUTE TO THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORMANCE OF ANY LANDSCAPE WORK OR WORK THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
  7. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE CONDITION OF MATERIALS TO BE USED AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
  8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE DURING THE PERIOD OF WORK. RESIDENTIAL PUBLIC AND PROGRAMS ARE TO BE SWEEP BY THE END OF EACH DAY AND EXISTING TREES TO BE PROTECTED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

- PLANTING NOTES**
1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
  2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
  3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
  4. TREE PROTECTION PER THE MUNICIPAL DETAIL IS REQUIRED.
  5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
  6. SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 400mm.
  7. SOIL ANALYSIS FOR PROPOSED GROWING MEDIA IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO THE TENDERS.
  8. PLANTING MEDIA TO MEET CANADIAN LANDSCAPE STANDARD FOR LEVEL 1.
  9. ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BAIN MILLS. REFER TO PLANTING DETAILS FOR INSTALLATION AND PLANT MATERIAL.
  10. PLANT MATERIALS TO BE USED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR BIDS, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THESE DRAWINGS. ANY PLANTING MATERIALS THAT DO NOT MEET THESE REQUIREMENTS WILL BE REJECTED AND REPLANTING IS TO BE PROVIDED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
  11. PROTECT ALL EXISTING UTILITIES AND SERVICES. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, PROVINCIAL, TERRITORIAL AND INTERNATIONAL SOCIETY AGREEMENTS (E.G.) SPECIFICATIONS WITH APPROPRIATE TENDERS FOR SPECIFICATIONS.
  12. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON AND FOR THE SUBSTITUTION OF PLANT MATERIALS THAT ARE IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
    - 12.1 Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of installation by the Owner or Owner's representative. Failure to do so will be held liable and shall be made binding on the Contractor. The cost of this work shall be deducted from the Contract Price of the bid and otherwise as agreed from the Contractor.
    - 12.2 Mulch removal and additional installation of mulch.
    - 12.3 Weed removal.
    - 12.4 Clean up material.

- BIDDING NOTES**
1. SUCCESSORS ARE AS SHOWN ON THE PLANTING PLANS ARE TO BE CERTIFIED CANADA NO. 1 CULCIVATED TURF 800 MM WITH STANDING TENDERS ROOT SYSTEM. TURF MUST BE HEAVY GROWTH. CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD AND OF THE FOLLOWING MIX OF APPROVED EQUAL:
- 40% BLEND OF QUARTZITE OF THE FOLLOWING EQUAL
  - 40% CREEPING REDICULE
  - 20% PERENNIAL IN EQUATION
- USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE.
- AREAS TO BE LOCATED SHALL HAVE AN 800MM ISOMM TOPSOIL BLENDE.
1. LOCUS ON SURFACE PRIOR TO SOEDING. ELIMINATE BUMPS AND HOLLOW. FILL TALLS WHEREVER TOPSOIL IS EDGE IS HEAVY LOOSE.
2. PRIOR TO SOEDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE IN THE ACTORY.
3. DELIVER SOED TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 24 HOURS OF BEING LIFTED. DURING DRY WEATHER PROJECT SOED FROM DRYING AND WATER SOED AS NECESSARY TO MAINTAIN TO REALITY AND PREVENT THE LOSS OF SOIL BY WINDING. DRY SOED WILL BE REJECTED.
4. LAY SOED DURING GROWING SEASON. AT SOED IN ROWS, PREFERRED CLEAR TO SLOPE, AND WITH JOINTS STAGGERED BUT SECTIONS CLOSER WITHOUT OR PLANNING OF STAGGERED OR STAGGERED SECTIONS. CUTOUT IRREGULAR OR THIN SECTIONS WITH SHARP PLEASURES.
5. IN TOP SOED IMMEDIATELY AFTER LAYING TO OBTAIN IN DEPTH OF PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SOEDD HEADS FROM STATE OF THE TALLIATION UNTIL FINAL ACCEPTANCE.

- IRRIGATION NOTES**
1. IRRIGATION TO BE PROVIDED FOR ALL SOFT LANDSCAPE AREAS SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THESE SUBOUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULT AT LEAST ONE WEEK PRIOR TO TALLIATION AND AS BUILT DRAWING WITHIN ONE MONTH OF SUBTANTIAL PERFORMANCE.
3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
4. ALL IRRIGATION VALVES TO BE EQUIPPED WITH GUNCK COUPLERS.
5. USE POP-UP SPRINKLER HEADS.
6. DO NOT SPRAY WATER ON DRY TREE TRUNKS.

- SEEDING NOTES**
1. AREAS DESIGNATED FOR SEED WILL FOLLOW THESE GUIDELINES.
  2. REMOVE ALL DEBRIS INCLUDING BUT NOT LIMITED TO ALL GRASS, STONE, CONCRETE, WOOD AND METAL. SMOOTH ALL DISTURBED AREAS TO ELIMINATE COMPACTION OF TOPSOIL.
  3. TO PREPARE AREAS FOR SEEDING, SPREAD LOOSE AND FINE GRADE TOPSOIL GRADE FOR POSITIVE DRAINAGE. CAPTURE TOPSOIL TO BE RE-USE.
  4. TO ENSURE ACCEPTANCE OF THE COMPLETED WORK, THE CONTRACTOR SHALL NOT COMMENCE SEEDING UNTIL THE PROJECT MANAGER HAS APPROVED FINE GRADES.
  5. SEEDING OPERATIONS SHALL BE COMPLETED BETWEEN SPRING THROUGH AND LATE 15TH OF SPRING WORK OR BETWEEN AUGUST 1ST THROUGH OCTOBER 31ST FOR FALL WORK.
  6. SEED APPLICATION METHOD-HYDROSEEDING BY APPROVED CONTRACTOR.
  7. CONTRACTOR TO ENSURE ADEQUATE SEEDING CATCH SEEDS ARE AS WELL AS ACCEPTED PROVIDED THAT A SUFFICIENT AMOUNT OF THESE IS IN THE AREA AND BECOME ESTABLISHED IN THE PROXIMITY OF THE PROJECT MANAGER.
  8. MAINTENANCE FOR SEEDING AREAS SHALL BE IMMEDIATELY AFTER TALLIATION AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE PROJECT MANAGER.
- SEED MIX TO BE AS FOLLOWS:
- PERENNIAL SPECIES SEEDS: 30% (REVEGETATION MIX) AT A SEEDING RATE OF 1000KG/HA OR APPROVED EQUAL AT SEEDING RATE OF 100KG/HA.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>DECIDUOUS TREES</b>						
	5	<i>Carpinus betulus 'Fastigiata'</i>	European Hornbeam	60m Ca.	As Shown	W.B.
<b>SHRUBS</b>						
	6	<i>Physocarpus Opulifolius 'Dielsii'</i>	Common Ninebark	50cm Ht.	As Shown	#3 Pot
	8	<i>Ilex glabra</i>	holly	30cm Ht.	As Shown	#2 Pot
	10	<i>Rosa x 'Redrazz'</i>	Knock Out Shrub Rose	90cm Ht.	As Shown	#3 Pot
	6	<i>Amelanchier alnifolia 'Smokely'</i>	Smokely Shadbush	1.2m Ht.	As Shown	#5 Pot
	2	<i>Hydrangea Arborescens 'Paniculata'</i>	Panicle Hydrangea	1.5m Ht.	As Shown	B & B
	11	<i>Thuja Occidentalis 'Emerald'</i>	Emerald Green Cedar	2m Ht.	As Shown	B & B
	2	<i>Forsythia Ovata 'Northern Gold'</i>	Northern Gold Forsythia	1.5m Ht.	As Shown	B & B
<b>PERENNIALS, GROUND COVERS, AND GRASSES</b>						
	32	<i>Antennaria dioica</i>	Bearberry	1 G.d.	As Shown	Potted
	52	<i>Alga reptans 'Purple Torch'</i>	Bugweed	1 G.d.	As Shown	Potted
	39	<i>Echinacea sibirica</i>	Siberian Red Coneflower	1 G.d.	As Shown	Potted

**Krahn GROUP OF COMPANIES**

ARCHITECTURE OFFICE  
4800 WEST HAVEN RD. SUITE 200  
VANCOUVER, BC V6N 3Z9  
TEL: 604.273.1111 FAX: 604.273.1112  
WWW.KRAHN.COM

LANDSCAPE OFFICE  
110 2500 VICTORIA STREET, VANCOUVER, BC V8K 4Y7  
TEL: 604.273.1111 FAX: 604.273.1112  
WWW.KRAHN.COM

**KD Planning**  
2221 18th St  
VANCOUVER, BC

**LEGEND**

- TURF
- PLANTING MEDIUM
- CONCRETE SIDEWALK
- PAVERS
- GRAVEL
- CONCRETE RETAINING WALL
- BENCH
- PROPERTY LINE
- SETBACK LINE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

NO.	DATE	ISSUED	DESCRIPTION
1	2018/01/15	ISSUED FOR DP	
2	2018/01/15	ISSUED FOR DP	
3	2018/01/15	ISSUED FOR COORDINATION	
4	2018/01/15	ISSUED FOR DP	



**BELLSON LIGHTING**

PROJECT ADDRESS:  
12464 & 12476 OLD YALE ROAD  
SURREY, BC

PROJECT TITLE:  
**LANDSCAPE PLAN**

SCALE: 1:50  
DRAWN: MA  
CHECKED: JT  
PROJECT NO: 2018-01  
DRAWING NO: L1



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TO: **Director, Development Planning, Planning and Development Department**

FROM: **Acting Director, Land Development, Engineering Department**

DATE: **October 21, 2024**

PROJECT FILE: **7823-0067-00**

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RE: **Engineering Requirements (Commercial/Industrial)**  
**Location: 12464 Old Yale Rd**

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- Register 0.5 m SRW along Old Yale Road and 106A Avenue.
- Dedicate 1.527~1.765 m fronting Old Yale Road for an ultimate 30.0-metre Arterial Road.
- Dedicate 3.0 metre x 3.0 metre corner cut at the intersection Old Yale Road and 125th Street
- Dedicate 3.0 metre x 3.0 metre corner cut at the intersection 106A Avenue and 125th Street.

***Works and Services***

- Construct south side of Old Yale Road.
- Construct north side of 106A Avenue.
- Construct water mains along Old Yale Road and 106A Avenue.
- Construct storm, sanitary and water service connections for the lot.
- Register applicable legal documents as determined through detailed design stage.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**


There are no engineering requirements relative to issuance of the Development Permit/Development Variance Permit.



Jeff Pang, P.Eng.  
Acting Director, Land Development

BD

**TREE PRESERVATION SUMMARY**

Surrey File Number: DP 23-0067  
 Address: 12464, 12476 Old Yale Road  
 Arborist: Alexander Groenewold  
 Date of Report/Revision: October 30th 2024  
 Arborist Signature: 

\*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

<b>ONSITE TREES</b>		<b># of Trees</b>
Existing Bylaw Trees		<u>0</u>
Proposed Removed Bylaw Trees		<u>0</u>
Proposed Retained Bylaw Trees		<u>0</u>
<b>Total Replacement Trees Required</b>		
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio		
	Removed	Subtotal
	0 x 1	0
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio		
	Removed	Subtotal
	0 x 2	0
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio		
	Removed	Subtotal
	0 x 2	0
Required Replacement Trees		<u>0</u>
Proposed Replacement Trees		<u>0</u>
Deficit of Replacement Trees		<u>0</u>
<b>Total Onsite Retained and Replacement Trees</b>		<u>0</u>

<b>OFFSITE TREES</b>		<b># of Trees</b>
Existing Bylaw Trees		<u>0</u>
Proposed Removed Bylaw Trees		<u>0</u>
Proposed Retained Bylaw Trees		<u>0</u>
<b>Total Replacement Trees Required</b>		
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio		
	Removed	
	0 x 1	0
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio		
	Removed	
	0 x 2	0
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio		
	Removed	
	0 x 2	0
Required Replacement Trees		<u>0</u>
*To be taken as cash-in-lieu		<u>0</u>
<b>Total Offsite Retained Trees</b>		<u>0</u>

<b>CITY TREES</b>	<b>Existing</b>	<b>Removed</b>	<b>Retained</b>
Park/City Lot Trees	2	1	1
Boulevard Trees	0	0	0
<b>Total</b>	<b>2</b>	<b>1</b>	<b>1</b>

**TREE PRESERVATION BY LOCATION**

Surrey File Number:

DP 23-0067

Address:

12464, 12476 Old Yale Road

Arborist:

Alexander Groenewold

Date of Report/Revision:

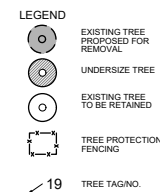
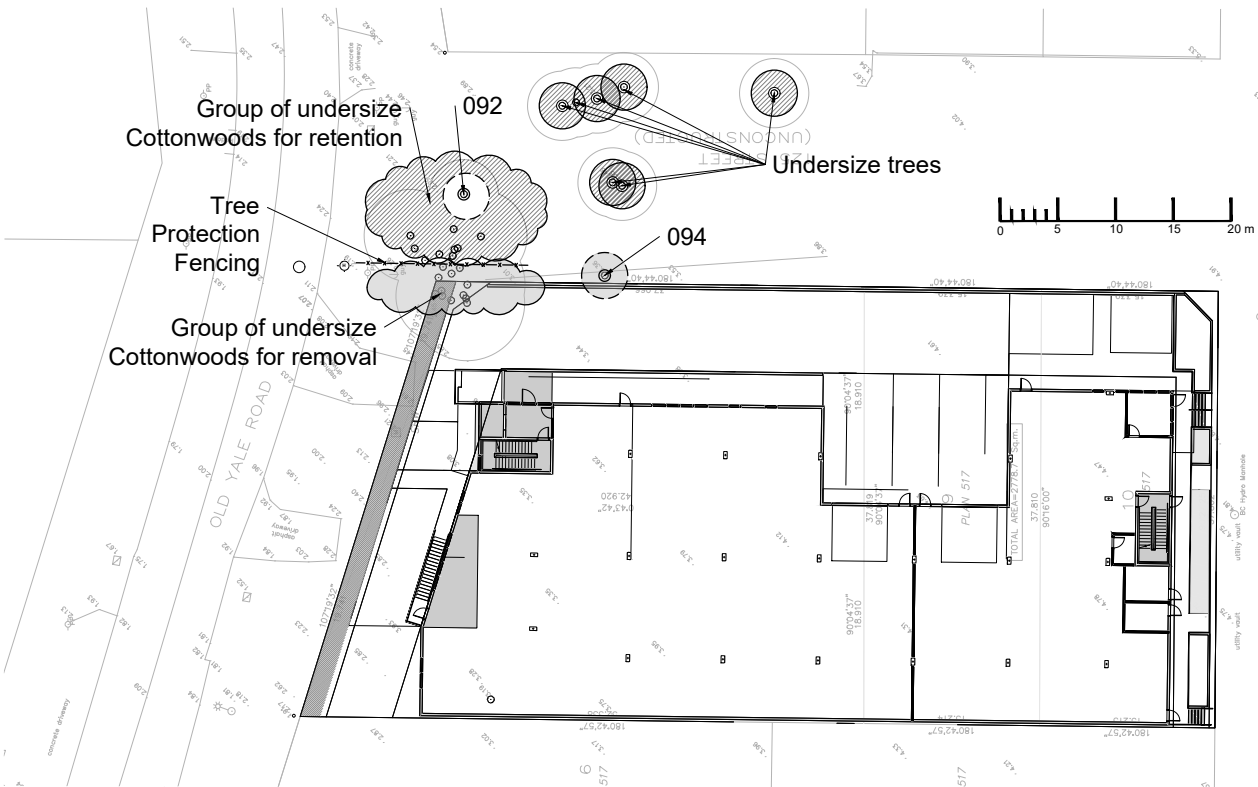
October 30th 2024

\*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

<b>ONSITE</b>	<b><u>Alder &amp; Cottonwood Trees</u></b>			
		Existing	Remove	Retain
	Alder/Cottonwood (outside riparian area)			
	Alder/Cottonwood (within riparian area)			
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b><u>Deciduous Trees</u></b> (excluding Alder & Cottonwood Trees)			
	Tree Species	Existing	Remove	Retain
	<b>Deciduous Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b><u>Coniferous Trees</u></b>			
	Tree Species	Existing	Remove	Retain
<b>Coniferous Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Deciduous &amp; Coniferous Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b><u>Onsite Tree Totals</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	
<b>Onsite Replacement Trees Proposed</b> *insert "0" if TBD or unknown				
<b>Total Onsite Retained and Replacement Trees</b>		<b>0</b>		

<b>Alder &amp; Cottonwood Trees</b>				
<b>OFFSITE</b>		Existing	Remove	Retain
	Alder/Cottonwood (outside riparian area)			
	Alder/Cottonwood (within riparian area)			
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Deciduous &amp; Coniferous (excluding Alder &amp; Cottonwood Trees)</b>				
	Existing	Remove	Retain	
Tree Species				
<b>Deciduous &amp; Coniferous Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Offsite Tree Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Offsite Retained Trees</b>	<b>0</b>			
<b>CITY</b>				
	Existing	Remove	Retain	
Park/City Lot Trees	2	1	1	
Boulevard Trees				
<b>Total</b>	<b>2</b>	<b>1</b>	<b>1</b>	

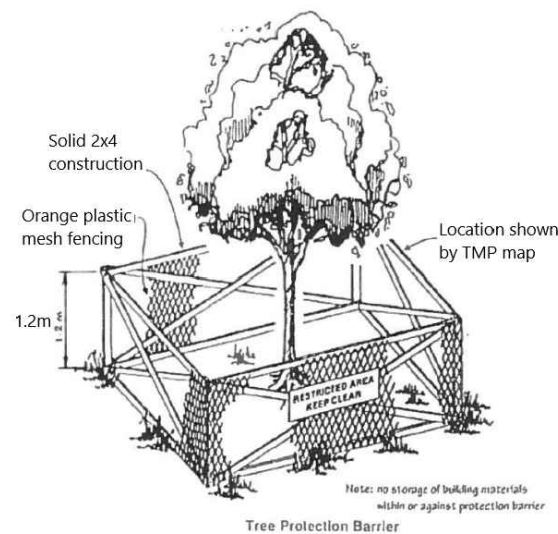




Assessment Done January 31st  
By Alexander Greenwood  
I.S.A. TRAQ

**PROTECTING AND MANAGING TREES DURING CONSTRUCTION**

1. Refer to the most recent arborist report for full details on recommendations, required protection and management of trees. Contact the undersigned consulting arborist if any questions arise
2. Tree Protection Fencing must be installed to municipal specifications prior to demolition, tree removal or construction work and be kept in good order until the completion of project or final landscaping. Consulting arborist to be contacted prior to Tree Protection Fencing removal.
3. **The following activities are prohibited within the area enclosed by the Tree Protection Fencing unless specifically exempt by the consulting arborist:**
  - a. Excavation, trenching, stump grinding, stump removal or subsurface work,
  - b. Grade alteration,
  - c. Storage of any construction material or demolition debris,
  - d. Parking or storage of vehicles or machinery,
  - e. Installation of parking, sidewalk, curbing, asphaltting or building, or
  - f. Contamination of soil by processes of washing, dumping or cleaning out materials (Especially concrete, or oil based materials) within the Tree Protection Fencing or in a location such as to allow the contaminants to flow into the area designated by the Tree Protection Fencing.
4. Within the Arborist Supervision Zone, outside of the Tree Protection Fencing:
  - a. Excavation, trenching, stump grinding, stump removal or subsurface work can proceed only under the supervision of the consulting arborist,
  - b. All activities prohibited within the Tree Protection Fencing (See 3. above) should be minimized where possible within the Arborist Supervision Zone.
  - c. Consulting arborist to be contacted minimum 48 hours prior to required supervision.



PROJECT NAME:  
**Bellson Lighting Landscape**

PROJECT ADDRESS:  
12464, 12476 Old Yale Road, Surrey, BC

DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

SCALE: 1:50 AT ARCH C SIZE  
DRAWN: AG  
CHECKED: N/A  
PROJECT NO.: 2413  
DRAWING NO.:

